



12 Mannachie Brae, Forres, IV36 1BY



We are delighted to offer this superb 4 Bedroom Detached Family Home offering substantial living accommodation. This attractive house is situated in a desirable residential area of Forres.

Accommodation comprises; hallway, cloakroom, lounge, kitchen/diner, utility room, sunroom, master bedroom with en-suite, 3 further bedrooms and family bathroom.

The property benefits further from oak doors and finishings, double glazing, gas central heating, solar panels, large driveway, garage and enclosed rear garden.

Viewing is highly recommended.

EPC Rating Band "C"

OFFERS OVER £320,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance through wood door with obscure glass window and security spy hole. Brass curtain pole and hanging curtains.

Hallway - 17'6" (5.33m) x 3'3" (0.99m)

Nicely presented hallway with 4 recess spotlights and smoke alarm to the ceiling, Single radiator, various power points and vinyl flooring. Two cupboards which provide ample storage; one houses the consumer units. Doors leading to Cloakroom, Lounge, Dining Room and Kitchen. Stairway leading to 1st floor accommodation.

Cloakroom – 2'10" (0.62m) x 5'3" (1.59m)

Guest WC with low level W.C, pedestal was hand basin with chrome taps and wet wall splash back. 2 recess spotlights, uPVC obscure glass window to the front aspect, brass curtain pole and hanging curtain. Single radiator and vinyl flooring.



Lounge - 13'8" (4.16m) x 11'2" (3.4m) (extending into bay window)

Attractive and spacious lounge with bay window to front aspect fitted with vertical blinds. Coving to ceiling with single pendant light fitting, double radiator, BT point, TV, satellite and various power points. Carpet to the floor. 15 panel glass door leading to hallway.



Kitchen - 17'8" (5.38m) x 9'0 (2.74m)

Fitted kitchen with a range of all mounted cupboards finished in a shaker style with under unit lighting, glass display shelves, base units with a roll top work surface and matching back splash to the walls. Integrated appliances include and eye level double oven, 5 ring gas hob with overhead stainless steel chimney style extractor fan, stainless steel 1 ½ sink with chrome mixer tap and drainer, space for a larger fridge and freezer, under counter space for a dishwasher. 13 recess spotlights to the ceiling, heat detector, coving, various power points and vinyl to the floor. Double glazed window with vertical blinds overlooks the rear aspect. Archway to the dining area.



Dining Area – 11'5" (3.47m) x 9'5" (2.86m)

Space to accommodate a dining table and chairs. 3 bulb light fitting, coved ceiling, double radiator, vinyl flooring, BT and various power points. Double door lead to the conservatory with curtain pole and hanging curtains.



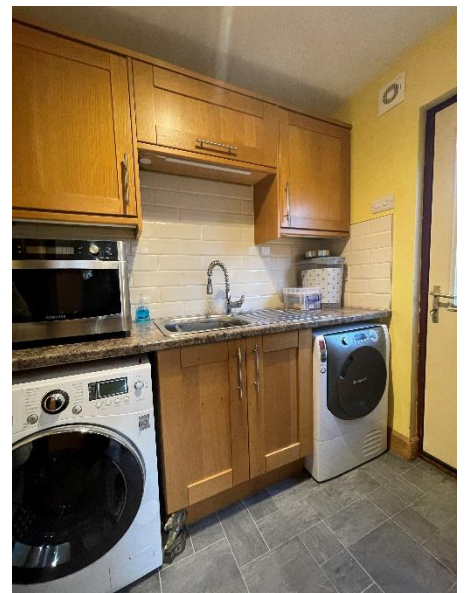
Sunroom – 14'10" (4.52m) x 13'7" (4.13m)

Dwarf wall with uPVC double glazed windows and side glass door all with fitted vertical blinds enjoys an afternoon and evening sunshine. Double radiator, various power points, carpet to the floor, wall mounted bookshelf.



Utility Room – 6'10" (2.07m) x 5'7" (1.7m)

Practical utility room with wall mounted cupboards and double base unit with a roll top worksurface and ceramic tile splash back to the walls. Undercounter space for a washing machine and tumble dryer. Stainless steel sink with chrome mixer tap and drainer. 3 bulb light fitting, xpelair, single radiator, laminate flooring, obscure glass door to the garden. Hive control panel for central heating.



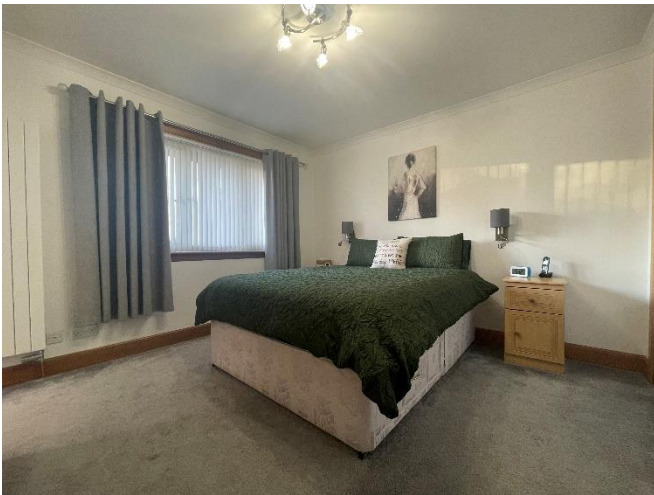
Staircase and Landing – 13'5" (4.08m) x 6'4" (1.92m)

Carpeted staircase with handrail and balustrades leads to the 1st floor landing. 3 recess spotlights to the ceiling, coving to the ceiling, smoke alarm. Built-in cupboard provides shelved storage and provides access to the water tank. Single radiator, 2 double power points and carpet to the floor.



Master Bedroom with en-Suite – 11'4" (3.45m) x 11'1" (3.37m)

Double Bedroom with 4 bulb light fitting and two further bedside wall mounted lights, coved ceiling, carpet to the floor, window to the rear aspect with chrome curtain pole and hanging curtains. Upright radiator. Built-in triple wardrobe fronted by opaque sliding doors provides part hanging and shelved storage. Door to the en-suite.



En-Suite – 5'9" (1.75m) x 6'4" (1.92m)

Low level W.C and wash hand basin with chrome mixer tap set within a vanity unit. Corner shower enclosure with wet wall finish. Wall mounted mirror, 4 recess spotlights set within a wet wall ceiling. Vinyl flooring. Obscure glass window with roller blind to the rear aspect.



Bedroom 2 – 10'7" (3.22m) x 9'8" (2.94m) check duvet

Double bedroom with 4 bulb light fitting operated on a dimmer switch, coved ceiling, carpet to the floor, single radiator, BT point and various power points. Built-in triple wardrobe fronted by opaque sliding doors provides part hanging and shelved storage. Window to the front aspect with vertical blinds and hanging curtains.



Bedroom 3 – 9'3" (2.81m) x 9'4" (2.84m)

Double bedroom with 4 bulb light fitting operated on a dimmer switch, coved ceiling, carpet to the floor, double radiator, BT point and various power points. Built-in double wardrobe fronted by opaque sliding doors provides part hanging and shelved storage. Window to the front aspect with vertical blinds and hanging curtains.



Bedroom 4 – 9'2" (2.79m) x 9'2" (2.79m)

Double bedroom with 4 bulb light fitting, coved ceiling, carpet to the floor, double radiator, various power points. Built-in double wardrobe fronted by opaque sliding doors provides part hanging and shelved storage. Window to the rear aspect with vertical and roller blinds.

Family Bathroom – 6'11" (2.1m) x 5'5" (1.64m)

Bath with chrome taps and overhead mains shower, shower curtain and wet wall finish to the walls. Vanity low level W.C with concealed cistern and wash hand basin with chrome mixer tap, matching splash back to the wall and wall mounted mirror. Chrome heated towel rail. uPVC obscure glass window with roller blind to the front aspect. Xpelair, recess spotlights to the ceiling, fitted cupboard for storage. Tiled floor.



Driveway & Garage

Loc block driveway leads to the garage and provides ample off road car parking. The garage has an up and over door to the front.

Front and Rear Gardens

The front of the property has a large area to lawn with low level fences to both sides and the loc block driveway with a further area to planted wood chip and shrubbery. Secure double timber gates enclose the rear garden and can provide further off-road car parking at the side. The rear garden has areas to lawn and a large wrap around patio that starts at the sunroom and leads to the side gates. A paved and stone chip pathway leads to a timber shed and separate section which is being used for a dog run. Rotary washing line and secure timber fencing with established trees enclose the perimeter of the garden.



Note 1 –

All floor coverings, integrated appliances, blinds, curtain poles and curtains are included in the sale.

Council Tax Band “E”

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Further particulars may be obtained from the selling agents with whom offers should be lodged. Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.