



## **138a Anderson Crescent, Forres, IV36 1NE**



We are delighted to present this spacious 3-bedroom Detached Bungalow with a double garage which is perfectly positioned with peaceful woodland views to the rear.

The Town of Forres is a short drive and there is a local convenience store, chip shop and Take away within a few minutes' walk.

Accommodation comprises; Entrance vestibule, hallway, lounge, sunroom, kitchen/diner, utility room, master bedroom with en-suite, 2 further double bedrooms and a family bathroom. Further benefits include Oil Central heating and double glazing. The rear garden backs directly onto tranquil woodland and there is plenty scope for landscaping. A large driveway provides off road car parking and direct access to the double garages.

An internal viewing is strongly recommended.

EPC Rating Band "D"

### **OFFERS OVER £290,000**

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

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**Entrance Porch - 4'8" (1.41m) x 4'3" (1.28m)**

We have a secure timber door with glazed panel inserts and double-glazed side windows and overhead window leading into the vestibule. Pendant light fitting, carpet matting to the floor, multi-panel glass door with side glass panel window leading into the hallway.



**L-shaped hallway – 22'4" (6.8m) x 3'3" (0.98m) extends to 8'2" (2.49m) x 4'7" (1.38m)**

Two pendant light fittings, smoke alarm, wall-mounted bell chime, single radiator and single power point. There is a built-in cupboard here in the hallway that has partial shelving for storage, loft access via a Ramsay ladder, smoke alarm. Doors lead to the lounge, kitchen, shower room and three bedrooms.

**Lounge – 15'6" (4.72m) x 18'8" (5.69m)**

Spacious front facing room with a bay styled window with deep set windowsill, hanging blinds and curtains overlooks the front aspect. two ceiling light fittings, papered ceiling finished with coving and a smoke alarm. Two double radiators, carpet to the floor, TV, BT and various power points. Focal point is the multi-fuel stove with a marble hearth and a tiled inset at the back. We then have a multi-panel glass door that leads into the conservatory. Further multi-panel glass doors leads to the kitchen and hallway.





**Conservatory – 12'9" (3.88m) x 10'3" (3.12m)**

Lovely sunroom which has double glazed windows on all aspects with hanging curtains. Secure door with glazed panel inserts that leads out to the garden. Two wall-mounted light fittings, double radiator, carpet to the floor, and various double power sockets.



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### **Kitchen Diner – 20'6" (6.25m) x 10'2" (3.1m)**

Lovely open plan kitchen diner with a range of wall mounted cabinets and base units with a roll top work surface. Ceramic tiled splash back to the walls. 1 1/2 sink with chrome mixer tap and drainer. Space available for a double electric oven with overhead built-in extractor fan, under counter space for a dishwasher and fridge and freestanding space for fridge freezer. Strip light fitting, wood linings to the ceiling, heat detector, further pendant light fitting at the dining area. Large double radiator, various power points, laminate wood flooring, uPVC window with roller blind to the rear aspect. Doors lead to the utility room, hallway and double doors to the lounge. There's also sliding patio doors with vertical blinds that provides access out on the side aspect.



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**Utility Room – 7'11" (2.4m) x 5'4" (1.62m)**

Practical utility with wall mounted cupboards, base unit and full height cupboard for storage, roll top worktop the provides under counter space for a tumble dryer and washing machine. Wood effect vinyl to the floor. Pendant light fitting, wall mounted coat hooks, uPVC window with roller blind to the rear aspect. A secure uPVC door with part obscure glazing that leads to the garden.



**Master bedroom 1 – 11'6" (3.5m) x 10'2" (3.1m)**

Large double bedroom with a pendant light fitting, single radiator. TV and various power points, carpet to the floor, double radiator, double wardrobe fronted by wooden sliding doors; provides part shelf and hanging storage. A further double wardrobe fronted with mirror sliding doors, provides shelving and hanging storage. uPVC double glazed window with curtains to the rear aspect. Door to the ensuite shower room.



**En-suite shower room – 4'10" (1.46m) x 4'8" (1.41m) plus shower recess**

Low-level WC, pedestal wash hand basin with chrome taps, mid-height tiling around the walls, wall mounted mirror. Recessed shower with mains operated shower, wet wall finish to the walls, extractor fan. shower tray and glass shower screen door. Single radiator, pendant light fitting, tile effect vinyl to the floor, obscure uPVC window with roller blind to the rear aspect.

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**Bedroom 2 – 9'8" (2.94m) x 9'3" (2.81m)**

Double bedroom with a pendant light fitting, single radiator, various double power points, TV point, carpet to the floor. Fitted double wardrobe fronted by wooden sliding doors, provides part shelf and hanging storage. uPVC window with vertical blinds and hanging curtains to the front aspect.



**Bedroom 3 – 11'9" (3.57m) x 9'3" (2.81m)**

Double bedroom with a pendant light fitting, single radiator, various double power points, TV point, carpet to the floor, built-in double wardrobe fronted by wooden sliding doors, provides part shelf and hanging storage. uPVC double glazed window with vertical blinds and hanging curtains to the front aspect.



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### **Family bathroom – 10'1" (3.07m) x 6'8" (2.02m)**

Large 4-piece suite comprising of a low-level WC, a pedestal wash and basin with chrome taps and wall mounted mirror. Bath with chrome taps and we have full height tiling around the bathroom. A walk-in shower enclosure with mains operated shower, glass shower screen doors, shower tray, wet wall finish to the walls. Wall-mounted glass shelf and ceiling extractor fan. Pendant light fitting, tile effect vinyl to the floor, single radiator, obscure uPVC window with roller blind to the rear aspect.



### **Double garage – 19'2" (5.84m) x 18'3" (5.56m)**

Concrete breeze block construction with a concrete floor and two up and over doors on the front and a single glazed window to the rear. Two pendant light fittings, a further strip light fitting, The Grant boiler is located to the corner, area to workbench, separate fuse box.

### **Driveway & Garden**

Large sweeping tarmac driveway which provides ample off-road car parking spaces. To the side of the garage there is a large area to lawn which is retained within hedge boundaries. We then have paved pathways set within low maintenance stone chips that leads up to the front external porch. The porch is stepped and made of poured concrete block that lead up into the house. External light. The pathway then wraps around to the side garden at the conservatory side, where we also have an area to lawn. This is retained by the wall and a fence and hedge boundary. To the rear of the property, there is a patio seating area located outside the patio doors at the kitchen. Washing lin. Door access with security light to the utility room. At the rear of the property, a wood store, oil tank, and timber shed, which has a profile sheet roof and a glazed window.





Council Tax Band – Currently E

**Note 1 –**

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

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.

Particulars 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.

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Please call 01309 696296 for an appointment.

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