

91 High Street, Forres, IV36 1AA



01309 673836



forres@clunys.co.uk



www.clunys.co.uk

15 Brander Gardens, Forres, IV36 2QD



Occupying a prime position within a highly sought-after residential development, this three bedroom modern semi-detached home offers stylish, contemporary living ideally suited for families, professionals, and first-time buyers alike.

SEMI-DETACHED HOUSE
THREE BEDROOMS
FREEHOLD
POPULAR RESIDENTIAL LOCATION
IMMACULATELY PRESENTED
PRIVATELY ENCLOSED GARDENS
GAS CENTRAL HEATING
TRIPLE GLAZING
SUN ROOM
SUMMER HOUSE
DRIVEWAY
INTEGRAL GARAGE
COUNCIL TAX BAND E
EPC RATING B

Offers Over
£275,000

Offering modern, well-proportioned accommodation throughout, this attractive three-bedroom semi-detached property provides an excellent opportunity to acquire a stylish family home in the thriving town of Forres.

The property is presented in excellent order throughout and benefits from energy-efficient gas central heating and triple glazing. On the ground floor, the welcoming entrance hall provides access to a bright and comfortable lounge, while the spacious open plan kitchen/diner, complete with a range of integrated appliances, offers an ideal space for everyday family life and entertaining. Located off the kitchen is a practical utility room, providing additional storage and laundry facilities, together with a bright sun room that enjoys views over the garden and offers a versatile space for relaxing or dining. The sun room is further enhanced by a charming multi-fuel burner, creating a cosy focal point and allowing the space to be enjoyed all year round. A convenient downstairs WC completes the ground floor accommodation.

On the upper floor, there are three generously proportioned double bedrooms, all benefitting from built-in double wardrobes that provide excellent storage space. The principal bedroom further benefits from a modern en-suite bathroom, offering added convenience and privacy. The family bathroom is fitted with a stylish three piece suite, comprising a bath with shower over and WC, which serve the remaining bedrooms. Externally, the property enjoys private garden grounds, thoughtfully landscaped with areas of lawn and paved patio, providing an attractive and low-maintenance outdoor space ideal for relaxation, outdoor dining or family recreation. A charming summer house offers additional versatile space for entertaining, hobbies or simply enjoying the garden setting. The property further benefits from a driveway and an integral garage, providing excellent storage space together with ample off-street parking.

Combining contemporary comfort within a sought-after location and excellent local amenities, schooling and transport links nearby, this immaculate home represents an outstanding opportunity to acquire a quality property in the thriving town of Forres.













**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01309 673836**

Lounge:	3.47m x 3.37m
Kitchen/Diner:	6.11m x 3.06m
Utility Room:	3.09m x 1.52m
W.C.:	1.96m x 1.31m
Sun Room:	2.82m x 3.51m
Bedroom One:	3.10m x 3.90m
En-suite Bathroom:	3.05m x 1.98m
Bedroom Two:	3.56m x 3.04m
Bedroom Three:	3.20m x 3.40m
Bathroom:	1.99m x 2.33m
Garage:	3.06m x 5.22m



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.