



## 14 MANNACHIE BRAE, FORRES IV36 1BY



A superb opportunity to acquire this 4 Bedroom Detached Family Home, modernised and presented in very good order, situated in a quiet and very sought after location in Forres.

Forres provides all the local amenities including Supermarkets, Medical Centre, Dentist, Shops, Leisure Facilities, Primary and Secondary Schools, 18 hole Golf Course and Award Winning Parks.

Accommodation comprises; Entrance Hallway, Cloakroom, Lounge, Dining Kitchen, Sunroom, Utility Room, Master Bedroom with En-Suite Shower Room, Three Further Bedrooms and a Family Bathroom. Further benefits include Integral Garage, Driveway, Garden, Double Glazing and Gas Central Heating.

An Internal Viewing is Strongly Recommended.

EPC Rating C

### **OFFERS OVER £350,000**

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

Entrance to the property is through a secure door with obscure glazed decorative panels.

### **Entrance Hallway**

Four recessed spotlights to the ceiling, coving, smoke alarm and carbon monoxide detector to the ceiling. Oak effect laminate flooring. Wall mounted bell chime. Double radiator and wall mounted heating thermostat. Power point and BT point. Built in under stair cupboard providing storage, wall mounted coat hooks and housing the consumer units. Doors leading to the Cloakroom, Lounge and Dining Kitchen. Stairs leading to upper accommodation.



### **Cloakroom - 2'10" x 5'9"**

Two piece suite comprising of a wall mounted wash hand basin with ceramic tiled splash back and low-level WC. Three bulb light fitting to the ceiling. Window to the front aspect with obscure glass and Roman blind. Vinyl to the floor. Double radiator. Chrome accessories.

### **Lounge - 10'2" x 14'11" (plus bay window)**

Lounge with bay window overlooking the front aspect, with fitted Roman blinds. Carpet to the floor. TV point and various power points. Double radiator with radiator cover. Four bulb light fitting and coving to the ceiling. Multi panel glazed double doors leading to the Dining Kitchen.



## Dining Kitchen

Fabulous Dining Kitchen with the focal point being, a multi fuel burner with slate hearth. Modern Kitchen with a range of base units, wall mounted cupboards and wine rack. Marble work surface and upstand. Integrated appliances include a double oven, 4 ring gas hob, overhead extractor and dishwasher. Space is available to recess a fridge. Two, 2 bulb light fittings, 3 bulb light fitting, smoke alarm and heat sensor to the ceiling. Oak effect laminate to the floor. Various power points. Vertical radiator. Window overlooking the Garden, fitted with a Roman blind. Ample space available for a dining table and chairs. Access to the Sun Lounge.





**Sunroom - 11'10" x 17'9"**

Spacious and bright Sunroom overlooking the private garden to the rear of the property, fitted with blinds. Six recessed spotlights to the ceiling. Two wall mounted light fittings. Two Velux windows with fitted blinds. Patio doors leading out to each side of the property with wrought iron curtain poles and hanging curtains. TV, BT points and various power points. Two wall mounted vertical radiators. Oak effect laminate to the floor.





### **Utility Room - 5'4" x 9'4"**

Utility Room with base unit and wall mounted cupboards, one housing the Worcester gas fired boiler. Space is available for washing machine and tumble drier. Roll top work surface. Ceramic tiling to the walls. Sink and mixer tap. Single light fitting to the ceiling. Wall mounted carbon monoxide detector. Various power points. Wall mounted heating control and xpleair. Wood effect laminate to the floor. Single radiator and various power points. Secure door with blind, leading to the side of the property. Door leading to the Garage.

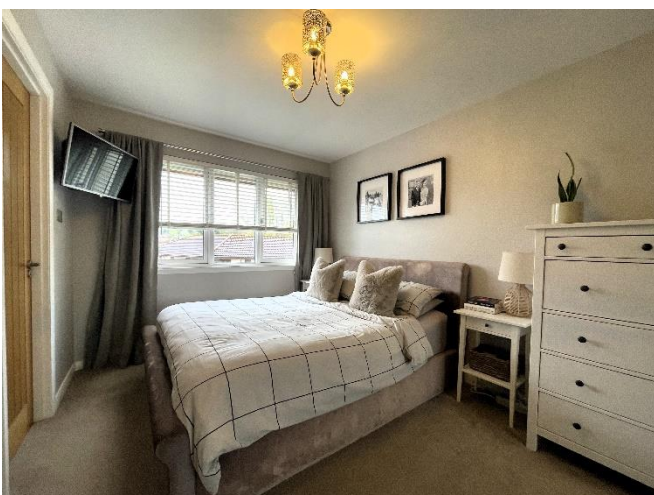
### **Stairs and Landing**

Carpeted staircase with balustrades and handrail. Double radiator and single power point. Six recessed spotlights, carbon monoxide detector and smoke alarm to the ceiling. Loft access to partially floored roof space. Built in cupboard, housing the hot water system and provides storage space.



### **Master Bedroom - 9'1" x 12'4" with En-Suite Shower Room**

Double Bedroom with window to the rear with fitted blinds and chrome curtain pole. Three bulb light fitting to the ceiling. Carpet to the floor. Various power points. Double radiator. Walk in double wardrobe, with light fitting and offering ample storage space and front by mirror sliding doors. Door leading to En-Suite Shower Room.



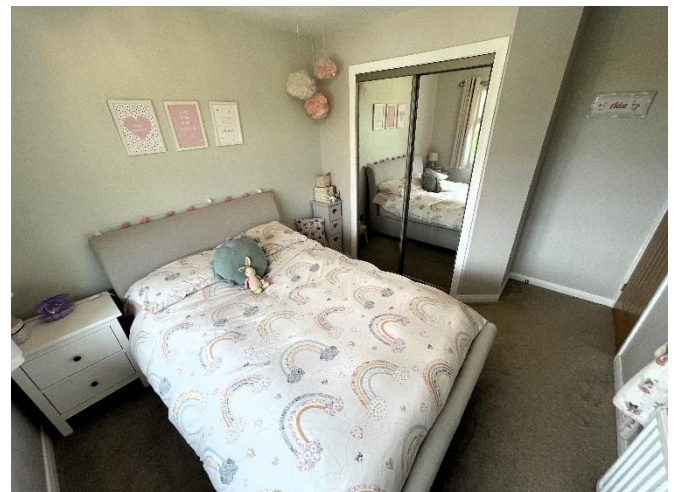
### **En-Suite Shower Room - 5'9" x 5'7"**

Shower Room with WC , wall mounted wash hand basin with mixer tap and shower enclosure with overhead mains shower and rain shower attachment. Window to the rear aspect with obscure glass and Roman blind. Wall mounted xpleair. Chrome accessories. Double radiator. Wall mounted medicine cabinet fronted by mirror doors.



### **Bedroom 2 - 12'2" narrowing to 9'5" x 9'8" narrowing to 2'9" at door recess**

Double bedroom with window to the front aspect with fitted blinds and chrome curtain pole. Carpet to the floor. Three bulb light fitting to the ceiling. Double radiator and various power points. Built in double wardrobe, fronted by mirror doors, offering hanging and shelved storage.



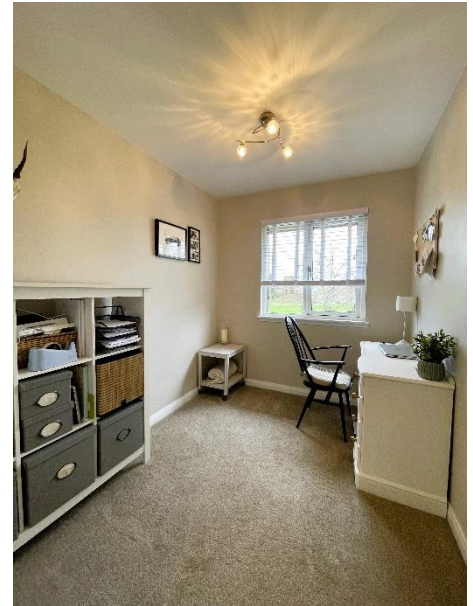
### **Bedroom 3 - 9'8" narrowing to 8'9" x 9'0" narrowing to 3'2"**

Bedroom with window to the rear aspect with fitted blinds and chrome curtain pole. Carpet to the floor. Three bulb light fitting to the ceiling. Double wardrobe fronted by sliding mirror doors, offering ample storage space. Double radiator and various power points.



### **Bedroom 4 - 7'0" x 9'0"**

Bedroom with window to the front aspect with fitted blinds. Carpet to the floor. Single pendant light fitting. Double radiator and various power points.



### **Family Bathroom - 6'2" x 9'8" (maximum measurement)**

Bathroom with 3-piece suite comprising of a low-level WC within a concealed cistern, wash hand basin within a vanity unit, and bath with overhead mains shower. Ceramic tiling to the walls. Window with obscure glass to the side aspect with Roman blind. Double radiator. Chrome accessories. Tile effect vinyl to the floor. Five recessed spotlights to the ceiling. Wall mounted xpleair and shaving point.

### **Garage - 15'11" x 9'7"**

Integral Garage with single light fitting to the ceiling. Concrete floor. Various power points. Electric roller door to the front. Service door to the Utility Room.

### **Driveway and Garden**

Loc bloc driveway provides off street parking for several cars. The front garden is laid to lawn with a stone chipped border of mature shrubs and trees. Gate access leading to the enclosed rear garden, which is also, mainly laid to lawn with mature shrubs and trees. Steps leading to a raised area, which is laid to stone chips. Paved patio seating areas. The boundaries are of hedge and timber fencing.





Council Tax Band Currently 'E'

**Note 1 -**

All floor coverings and light fittings are included in the sale.

All integrated appliances are included in the sale.

**Note 2 -**

Mannachie Brae Residents Association pay an annual fee of £125 for grass cutting.

**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.**

**FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.**

**Please call 01309 696296 for an appointment.**