



47 Birkenhillock, Forbeshill, IV36 1FH



We are delighted to present this well-appointed 3 bedroom bungalow, situated in an elevated position at the top of the popular Forbeshill development in Forres.

Forres is a highly desirable town in Moray, renowned for its attractive parks, rich history and welcoming community. The town offers an excellent range of amenities, including supermarkets, independent shops, cafés, restaurants, schools and healthcare facilities. There are superb leisure opportunities with golf courses, woodland walks, and nearby beaches, while excellent road and rail links provide easy access to Inverness, Elgin and Aberdeen. Combining historic charm with modern convenience, Forres is a popular choice for families, professionals and retirees alike.

Accommodation comprises, entrance hallway, open arched area, lounge, kitchen, dining room, 3 bedrooms and a family bathroom. Further benefits include Garage, workshop, Timber shed for storage, Front and rear gardens, uPVC double glazing and electric heating.

A viewing is strongly recommended.

EPC Rating Band "C"

OFFERS OVER £200,000

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

Entrance Hallway – 14'1" (4.29m) x 2'11" (0.87m) extends to 10'0" (3.05m)

Entrance to the property through a secure uPVC door with an ornate glass window. This leads into the entrance hallway which is L-shaped. We have a pendant light fitting, wall-mounted bell chime, smoke alarm, radiator and single power point. Recessed matting at the front door and carpet to the floor throughout.



Open arched Area – 5'6" (1.67m) x 4'6" (1.36m)

An open-plan area is situated off the entrance hallway, providing a versatile space suitable for use as a study, reading nook, or additional seating area. Pendant light fitting, carpet to the floor, uPVC double glazed window with hanging voile curtain that overlooks the front aspect and a cupboard that houses the fuse box.



Lounge – 15'5" (4.69m) x 10'9" (3.27m)

The lounge has two wall mounted light fittings, electric radiator, carpet to the floor, TV and various power points, large uPVC window with vertical blinds, pine curtain pole and hanging curtains to the front aspect.



Kitchen – 9'2" (2.79m) x 9'8" (2.94m)

Fitted kitchen providing a range of wall mounted cabinets with under unit lighting, base units with a roll top work surface and finished with a ceramic tiled splashback to the walls. Double oven with electric hob and overhead chimney style extractor hood. Stainless steel sink with chrome mixer tap and drainer. Under counter space for a dishwasher and fridge. uPVC window with Roman blind overlooks the rear aspect. Various power points and a built-in utility cupboard provides shelved storage and the hot water tank. Economy 7 control panel and Strip light fitting with four bulbs operated on a dimmer switch. Open arch to the dining room.



Dining Room – 12'3" (3.73m) x 9'2" (2.79m)

Ceiling light fitting, smoke alarm, carpet to the floor, large radiator, TV and various power points. uPVC door with obscure glass panel and matching side glazed window leads out to the rear garden. A curtain pole and hanging curtains for privacy above the arch and door. A further door leads to bedroom three.



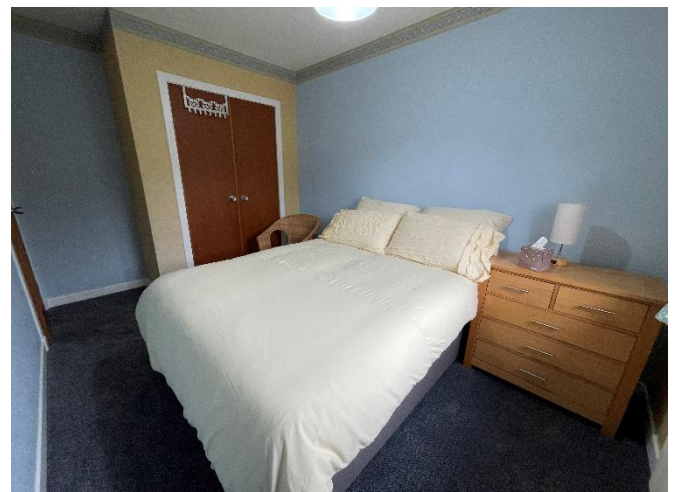
Bedroom 1 – 12'11" (3.94m) x 8'10" (2.69m)

Double bedroom with a pendant light fitting, carpet to the floor, Dimplex radiator, various double power sockets, uPVC double glazed window with chrome curtain pole and hanging curtains overlooks the rear aspect.



Bedroom 2 – 8'2" (2.49m) x 10'10" (3.3m) plus wardrobe recess

Double bedroom with a pendant light fitting, Dimplex electric radiator, TV point, single power point and 2 double power points. uPVC window with hanging curtains to the rear aspect and a built-in double wardrobe provides part shelf and hanging storage.



Bedroom 3 – 9'8" (2.94m) x 6'6" (1.97m)

Bedroom with a pendant light fitting. Panelled Dimplex radiator, carpet to the floor, TV and power points. Built-in single wardrobe, which provides part shelf and hanging storage. uPVC window with hanging curtains to the rear aspect.



Bathroom – 10'5" (3.17m) x 5'6" (1.67m)

A four piece suite comprising of a low level WC, wall mounted wash hand basin with chrome mixer tap, corner bath with chrome mixer tap and walk-in shower with a Myra Sport electric shower, shower tray, glass retractable shower screen doors and full height tiling. There is mid-height tiling to the remainder walls, two wall mounted mirrors, Karndean flooring, electric radiator with towel rail, wall mounted mirror, chrome accessories, electric wall mounted heater and storage units.



Front and rear garden.

The front garden features a tarmac driveway leading to the single garage with an up-and-over door. Low-maintenance uPVC soffits, downpipes and front cladding complement the exterior, with wrought iron handrails and an outside light at the entrance. The garden is mainly laid to stone chips with established shrubs, trees and a small rockery, while a discreet bin storage area is screened by mature hedging.

The split-level rear garden offers a variety of outdoor spaces, including a patio, stone chipped areas, a rotary dryer and a stone-built BBQ. An outside tap and lighting provide added convenience. Steps lead to an upper garden with a further patio seating area, stone chips, artificial lawn and rockery. The garden is enclosed by wall and fence boundaries with mature hedging and benefits from a gate providing direct access to the fields beyond. A timber shed provides useful outdoor storage.

A workshop, located to the rear of the extension, is accessed via a uPVC door and has a side window, strip lighting, power, fitted wall cabinets, shelving and a workbench, providing an excellent space for hobbies or additional storage. It measures approximately 10'2" x 6'5" (3.10m x 1.96m).





Garage – 16'7" (5.06m) x 10'1" (3.07m)

single garage has a tarmac concrete floor with breeze block walls and a lined ceiling. We have a pendant light fitting, access to the electric meter and the rear garage is being utilised as a utility with washing machine and tumble dryer plumbed here. Double power point. The driveway also has a decorative stone walled boundary.

All integrated appliance, floor covering, light fitting, blinds and curtain poles are included in the sale.

Council Tax Band "C"

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.