



## **44 Burdshaugh Forres, IV36 1NQ**



We are delighted to present this fabulous 2 Bedroom End-Terraced Bungalow located within a popular residential area of Forres. The property is conveniently placed close to a local convenience store and take away; however, the Town centre and Tesco are within walking distance.

The property provides good sized living accommodation comprising; entrance hallway, lounge, kitchen/dining room, 2 bedrooms and a family bathroom. Further benefits include gas central heating, uPVC double glazing, driveway, timber shed, wood store and stone shelter/bunker.

An internal viewing is strongly recommended.

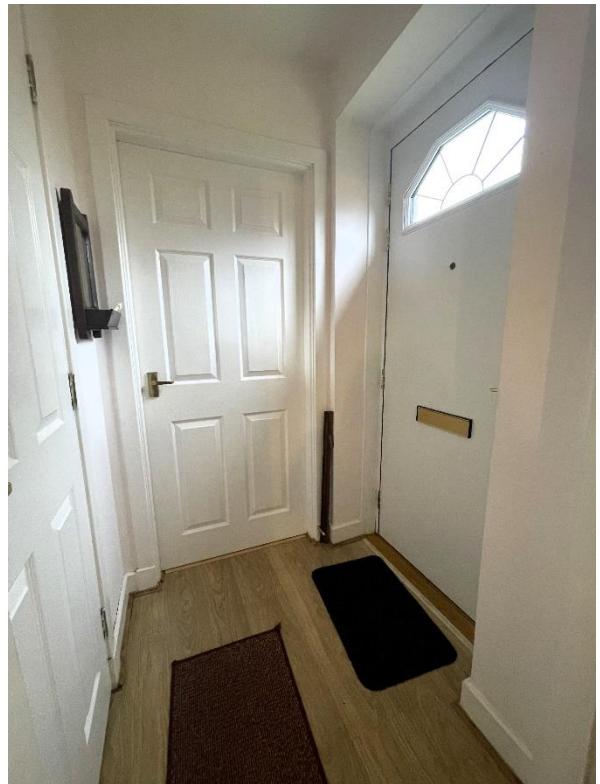
EPC Rating Band "D"

### **OFFERS OVER £170,000**

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

### **Entrance Hallway – 3'10" (1.16m) x 4'5" (1.33m)**

We have entrance to the property through a secure door with security spy hole and chain with an overhead ornate glass panel window that leads into the entrance hallway. Pendant light fitting, smoke alarm, laminate wood flooring, doors to the single bedroom and to the lounge. Built-in cupboard provides access to the fuse box.



### **Lounge – 12'11" (3.94m) x 14'7" (4.44m)**

Good sized lounge with a pendant light fitting, smoke alarm, laminate wood flooring, double radiator, TV and various double power sockets, BT point. There is a fireplace to the corner with an open wood stove, with an ornate stone surround with ceramic tiling in the recess and slate hearth. 00:01:56 UPVC double glazed window with vertical blinds, deep set windowsill, curtain pole and hanging curtains that overlooks the front aspect. Further door leading to the rear hallway.



### **Kitchen/Diner – 8'11" (2.72m) x 11'7" (3.52m)**

Dining kitchen with a range of wall-mounted cupboards and base units with a roll-top work surface and ceramic tiles splash back to the walls. Four-ring gas hob with a stainless-steel overhead chimney style extractor fan and electric oven. Various power points, single stainless-steel sink with chrome taps and drainer, space for a washing machine. Tiling to the floor, 2 pendant light fittings, a smoke alarm, heat detector, UPVC double glazed window with curtain pole, vertical blinds and hanging curtains which overlooks the rear aspect. Further double glazed velux window to the dining area. Double radiator, Small service hatch to the stopcock. Ample space for dining table and chairs, and there is a secure door with glass panel that leads out to the side garden.



### **Bedroom 1 – 10'3" (3.12m) x 10'7" (3.22m)**

The double bedroom has a pendant light fitting, various power points, laminate wood flooring, double radiator, built-in wardrobe which provides part shelf and hanging storage, uPVC double glazed window with deep set windowsill, curtain pole and hanging curtains to the rear aspect. There is also surround built-in furniture to the bed with wardrobe and cupboard storage.



### **Bathroom – 5'7" (1.7m) x 7'7" (2.3m)**

The bathroom has a low-level WC, a vanity wash hand basin with chrome mixer tap, bath with chrome taps, and wall-mounted Tritan electric shower with retractable glass shower screen door. We have full height tiling to the walls, tiled flooring, double radiator, pendant light footing, expelair, wall mounted mirror and shelf. There is an obscure double-glazed window which overlooks the rear aspect.



### **Rear Hallway – 3'1" (0.93m) x 9'4" (2.84m)**

The rear hallway has a pendant light fitting, a smoke alarm, loft access, single radiator, thermostat control for the central heating and laminate wood flooring. Doors lead to the kitchen, the bedroom and the bathroom.

### **Bedroom 2 – 7'7" (2.3m) x 10'0" (3.05m)**

The single bedroom has a pendant light fitting, double radiator, laminate wood flooring. Two double power sockets, UPVC double glazed window with recessed windowsill and curtain pole with hanging curtains that overlooks the front aspect. Built-in wardrobe which provides parts, shelf and hanging storage.



### **Front & Rear Enclosed Gardens**

The front garden is retained within timber fencing and gates. A paved path with grass areas either side leads to the front door. Around the perimeter fence is areas to planting. A further area to stone chips with double gates opens into the front garden to provide off-road car parking. A pathway leads around the side and to a further gated access to the rear garden. A communal pathway leads down to the access to the stone-built bunker at the bottom of the garden. The rear garden is enclosed with fencing around the perimeter. It's mainly laid to lawn with a washing line, a timber shed, large wood store at the back of the sheds and the stone shelter/bunker. Smaller coal and wood stores. Gate access to the side lane. Access to the kitchen is under a lean-to with timber and perspex structure and timber decking which also gives access to the stone-built shed.





Note 1 – All floor coverings, light fittings, blinds, curtain poles and cooker are included in the sale.

Council Tax Band "A"

**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.