



9 MANNACHIE RISE, FORRES IV36 2US



We are delighted to present this superb 3 bedroom detached bungalow, offering spacious and well-proportioned living accommodation throughout. This attractive home is situated within one of Forres' most desirable residential areas, enjoying a peaceful setting while remaining conveniently close to the town's excellent range of amenities, schools and transport links.

The highly sought-after Sanquhar area is renowned for its attractive woodland surroundings, providing easy access to scenic walking trails and a tranquil natural environment.

Accommodation comprises; Hallway, Lounge, Sunroom, Kitchen, Utility Room, Master Bedroom with En-Suite, 2 further Bedrooms and a Family Bathroom.

The property benefits further from Double Glazing, Gas Central Heating, Large Driveway, Garage and Garden.

Viewing is Highly Recommended.

EPC Rating Band "C"

OFFERS OVER £310,000

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

Entrance

Entrance to the property is through a secure door with obscure glazed panel with security chain.

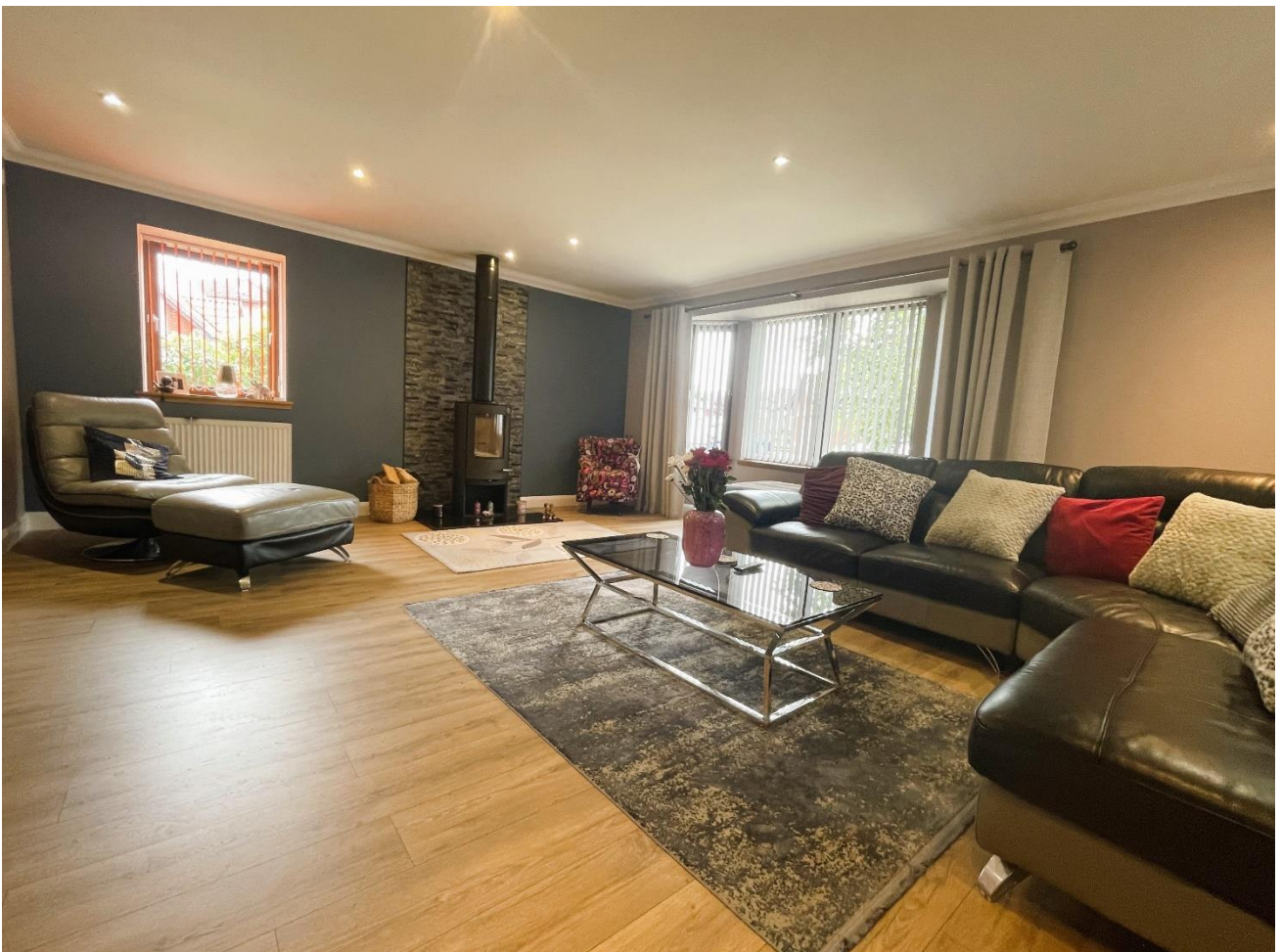
Hallway

The Hallway provides access to the Lounge, Kitchen, Bedrooms and Bathroom. 12 recessed light fittings, coving and smoke alarm to the ceiling. Wood effect laminate to the floor with recessed mat well. BT point and various power points. Built in cupboard providing hanging and shelved storage and a further storage cupboard offering ample storage. Single radiator. Loft access.



Lounge - 22'3" x 16'4"

Multi panel obscure glazed door leading to the well-presented Lounge with glazed panels to the side. Focal point of the room is a multi-fuel burner with slate hearth. Large bay window to the front aspect with a further window to the side aspect, both with vertical blinds, chrome curtain poles, hanging curtains and a further smaller window, also to the side aspect. Twelve recessed light fittings and coving to the ceiling. Wood effect laminate to the floor. Double radiator, BT, TV and various power points.





Kitchen - 11'8" x 9'5"

Modern fully fitted Kitchen with a range of base units and wall mounted cupboards with under unit lighting. Work surface and co-ordinating ceramic tiling to the walls. Integrated appliances include a double oven, 5 ring gas hob with overhead extractor and dishwasher. Composite sink, drainer and mixer tap. Various power points. Double radiator and various power points. 6 recess light fittings, coving and heat sensor to the ceiling. Window to the side aspect. Wood effect laminate to the floor. Access to the Utility Room.



Utility Room - 5'2" x 9'1"

Useful Utility Room with base unit and wall mounted cupboards. Work surface. Stainless steel sink, drainer and mixer tap. Ceramic tiling to the walls. Space available for washing machine, tumble drier and fridge freezer. Secure door with glazed panel leading out to the Sunroom. Window to the side of the door. Built in cupboard, housing the water tank and provides storage space. Double radiator. Wood effect laminate to the floor with recess mat well. Wall mounted heating control.



Sunroom - 27'8" x 11'2"

Large Sunroom benefitting from privacy. Dwarf wall and windows overlooking the Garden, fitted with vertical blinds. Polycarbonate roof with fitted blinds. Ceramic tiling to the floor. Single radiator. 3 wall mounted light fittings and various power points. Secure door with glazed panel leading to the Garden.



Master Bedroom with En-Suite Shower Room

Bedroom - 11'7" x 13'5" (maximum measurement)

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





Shower Room - 5'1" x 5'8" (plus shower enclosure)

Low level WC, wash hand basin within a vanity unit, providing storage space. Ceramic tiling to the walls and floor. Wall mounted medicine cabinet front by mirror doors and overhead lighting. Heated towel rail. Chrome accessories. 3 recessed light fittings, coving and xpleair to the ceiling.

Bedroom 2 - 11'1" x 15'8" (maximum measurement)

Bedroom with window to the rear aspect with chrome curtain pole. Single pendant light fitting and coving to the ceiling. Fitted carpet to the floor. Various power points. Double wardrobe, fronted by mirror doors offering hanging and shelved storage. Built in cupboard providing shelved storage.



Bedroom 3 - 8'6" x 10'9"

Bedroom with window to the front aspect with vertical blinds. Four recessed spotlights and coving to the ceiling. Fitted carpet to the floor. Single radiator, BT and various power points. Built in double wardrobe offering hanging and shelved storage.



Family Bathroom - 9'10" x 6'5"

Bathroom with low level WC, pedestal wash hand basin and bath with mixer tap, overhead main shower and shower screen. Ceramic tiling to the walls. Three recessed light fittings and xpleair to the ceiling. Two velux windows. Wall mounted mirror and light. Chrome accessories. Double radiator. Wall mounted glazed shelf.



Garage & Driveway

Driveway with off street parking for several cars. Garage with up and over door and access door. Power and light.

Garden

The front Garden is mainly laid to lawn with mature trees, shrubs and planting. Paved pathway leading to the front door. The Garden to the rear of the property is enclosed by a fence boundary, has a wooded back drop, giving privacy, mainly laid to lawn, with mature trees, shrubs, flower borders, stone chipped area, woodshed and paved patio seating area. Rotary dryer.



Note 1 –

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

Council Tax Band “F”

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.