



8 Springfield Court, Forres, IV36 3WY



We are delighted to present this lovely 3 Bedroom Detached Bungalow in Forres. This sought after property provides good sized living accommodation and located in a desirable area within a quiet cul-de-sac.

The property enjoys views of Nelsons Tower and is a short drive to the Town Centre. The local bus stops are within a 5-minute walk providing access to neighbouring Towns and Cities.

Accommodation provides entrance porch, lounge/diner, breakfasting kitchen, 3 bedrooms, shower room and cloakroom. Further benefits include Gas Central Heating, double glazing, solar panels, driveway, garage, front and rear gardens.

An internal viewing is strongly recommended.

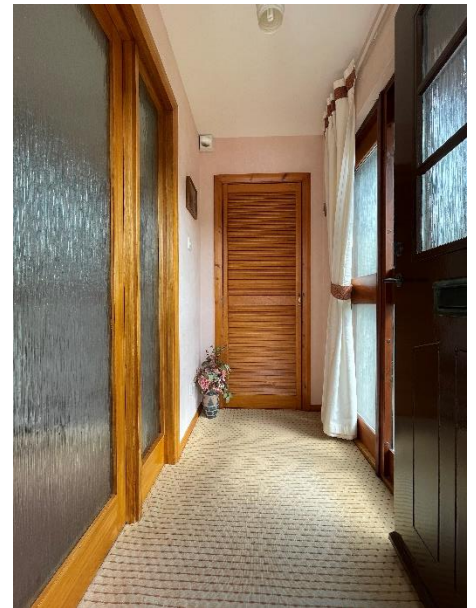
EPC Rating Band "B"

OFFERS OVER £225,000

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

Entrance Porch – 6'8" (2.02m) x 3'10" (1.16m)

Entrance to the property is through a secure timber door with an obscure double-glazed window leading into the entrance vestibule. Pendant light fitting, single power socket, wall-mounted bell chime, 6-panel double-glazed obscure glass windows look to the side aspect with hanging curtain, Carpet to the floor with recessed matting at the door and a built-in cupboard which is fronted by wooden louvre doors provides shelf storage and access to the fuse box and solar meter. An obscure glass panelled door with side glass coordinated window leads into the lounge.



Lounge – 18'11" (5.77m) x 12'5" (3.78m)

Good sized lounge with various recessed lights to the ceiling, coving, smoke alarm, carpet to the floor, large double and single radiator, TV and various power points. A bay styled window with double glazed windows, vertical blinds and hanging curtains overlooks the front aspect. A door with obscure glass panel, leads to the hallway. A further three panel obscure glass window provides light in the hallway.





S-shaped hallway - 7'6" (2.28m) x 3'5" (1.01m) extends to 12'7" (3.83m) x 3'8" (1.11m) extends to 6'11" (2.1m) x 3'1" (0.93m)

Various recess spotlights to the ceiling, smoke alarm, heat detector, loft access. single radiator, thermostat control, BT, various power points. Doors lead to the kitchen, three bedrooms and shower room. Two built-in cupboards provide shelved storage.



Kitchen – 16'11" (5.16m) x 8'8" (2.64m)

The kitchen has a range of wall mounted cabinets, display shelving with under unit lighting, base units with a roll top work surface and ceramic tiled splashed back to the wall. There is a large Ellingwood range style cooker with gas hob and electric oven. Built in overhead extractor hood to the cooker. We have space for a washing machine, tumble dryer and fridge freezer. Stainless steel 1 ½ sink with chrome mixer tap and drainer. Two strip light fittings, heat detector, vinyl to the floor, recessed matting at the back door where there's a secure door with an obscure glass panel insert leading to the garden. Double glazed window with roller blind overlooks the rear aspect and further window to the side with Venetian blinds and net curtain. Ideal logic combi boiler, heat control panel and single radiator. A small area to breakfast bar with an overhang of worktop





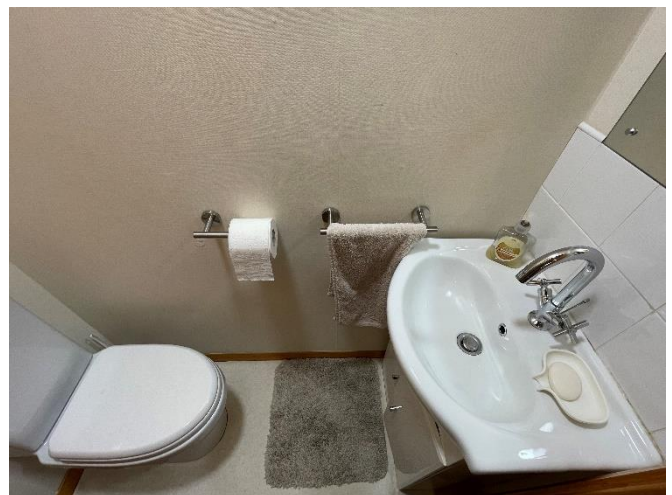
Bedroom 1 – 14'3" (4.34m) x 8'8" (2.64m)

Double bedroom with a pendant light fitting, single radiator, various power points, carpet to the floor, some wall mounted shelving, double glazed window with roller blind, curtain pole and hanging curtains, overlooks the rear aspect. Sliding door to a Cloakroom.



Cloakroom – 5'1" (1.54m) x 1'11" (0.57m)

Practical second toilet within the property. Low level WC, a vanity wash hand basin with chrome mixer tap, part tiled splash back to the wall, wall mounted mirror, ceiling light fitting, extractor fan and chrome accessories.



Bedroom 2 – 10'6" (3.2m) x 9'9" (2.96m)

Double bedroom with a pendant light fitting, single radiator, various power points including USB socket, TV point, carpet to the floor, built-in double wardrobe fronted by mirror sliding doors provides partial shelf and hanging storage. Further single cupboard with shelving. Double glazed window with vertical blinds, curtain pole and hanging curtains overlooks the front aspect.



Bedroom 3 – 10'5" (3.17m) x 7'6" (2.28m)

Currently being utilised as an office the bedroom provides a pendant light fitting, single radiator, various power points, Internet Fibre connection, carpet to the floor, double glazed window with a roller blind curtain pole and hanging curtains which overlooks the rear aspect.



Shower room – 6'5" (1.94m) x 5'5" (1.64m)

Modern fitted shower room with a large walk-in shower enclosure with a mains operated shower. Wet wall finish to the wall, shower tray and glass shower screen door. Vanity sink with chrome mixer tap and low-level WC with concealed cistern. Wall mounted vanity cupboard, fronted with a mirror, single radiator, three recessed halogen spotlights to the ceiling, extractor fan, vinyl to the floor, obscure uPVC window with roller blind to the side aspect.



Front & Rear Garden

The front garden is laid to stone chips with an established tree, topiary shrubs and flower beds around the perimeter. A decorative loc block pathway leads to the front door. At the side of the property there is a designated area to bin storage. The rear garden has a large area to paved patio. Outside tap and hose. Washing line. Retainer walls to the tiered back garden with areas to flower beds with established plants and flowers. Some steps and a decorative arbour arch leads on to the first level of the tiered garden where we have a rockery, shrubs and plants and this leads up to the top level where there is a further area to patio. The garden is retained within a hedge boundary providing areas of privacy. The side has a low-level fence. Timber shed with light, carpet tile flooring, side glazed window, table and shelved storage.



Driveway & Garage - 18'0" (5.49m) x 9'1" (2.76m)

A tarmac driveway provides ample off-road car parking and gives access to the single garage. This also leads round to the rear. At the side of the property there is, at the front there's an outside light, at the side there's an area to bin store. We then have a security light over the garage which has an up and over door to the front and secure uPVC door with glass ornate panel insert provides access at the side. The garage has a concrete floor, breeze block walls, three strip light fittings, separate fuse and power.



Note 1 –

All floor coverings, light fittings, blinds, curtains and white good are included in the sale.

Note 2 –

3kw 12 solar panel on the roof and 11 years to run on the FiT contract.

Council tax band “E”

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.