



4 Linnet Way, Forres IV36 2NT

Offers Over £220,000



Key Features

- Semi-detached house
- Lounge
- Open plan Kitchen/Diner
- Family Bathroom
- Shower Room
- 3 Bedrooms
- Driveway
- Gardens
- Gas central heating



Discover contemporary living in this modern semi-detached house on Linnet Way, Forres. With 3 bedrooms, bathroom and shower room, this property offers plenty of space for a family. Don't miss your chance to make this house your home.





This semi-detached house, built in 2021, provides a comfortable and modern living experience. The property features a spacious open plan kitchen and dining area, ideal for family meals and entertaining guests. The lounge offers a relaxing space for unwinding after a busy day, while the family bathroom and additional shower room add convenience for households of all sizes.

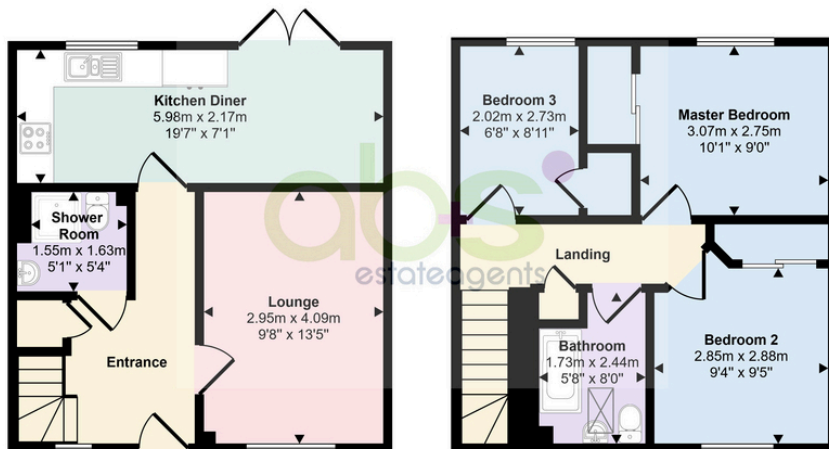
Located on Linnet Way, the house benefits from a private driveway and gardens, providing outdoor space for leisure activities or gardening enthusiasts. Forres is known for its community atmosphere and local amenities, making it a desirable location for families. The property is also equipped with gas central heating, ensuring comfort throughout the year.

With its contemporary design and functional layout, this property is an attractive option for those looking to settle in Forres. Its proximity to local landmarks and schools adds to its appeal. Act now to secure this opportunity before it's gone.





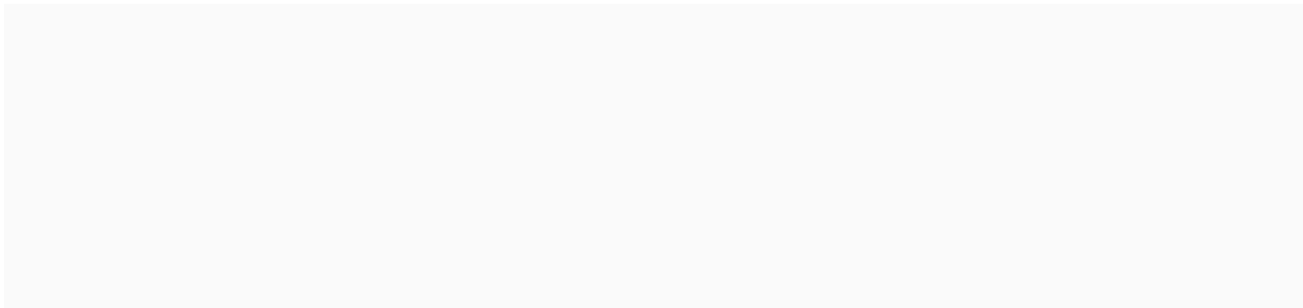
Approx Gross Internal Area
78 sq m / 837 sq ft



Ground Floor
Approx 39 sq m / 415 sq ft

First Floor
Approx 39 sq m / 423 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92+)	A			(92+)	A		
(81-91)	B			(91-91)	B		
(69-80)	C			(89-80)	C		
(55-68)	D			(75-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		82	87	England, Scotland & Wales		88	90
		EU Directive 2002/91/EC				EU Directive 2002/91/EC	

Tenure Type: Freehold
Council Tax Band: B
Council Authority: Moray