



6 Webster Drive Forres, IV36 2AG



We are delighted to offer this immaculately presented modern 2 Bedroom Semi-Detached Bungalow located within the new Tullochs Development on the West Side of Forres.

The property is approximately 3 years old and is located close to a convenience store, coffee shop, floors studio and dentist. Local bus stop serving the town centre is just a short walk and the health centre, high street, main bus links and rail links are nearby.

Accommodation comprises; entrance hallway, lounge, kitchen/diner, 2 double bedrooms and bathroom. Further benefits include uPVC double glazing, electric air source central heating, driveway with electric car charging port, Front and enclosed rear garden.

An internal viewing is strongly recommended.

EPC Rating Band "B"

OFFERS OVER £220,000

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

Entrance L-Shaped Hallway – 11'1" (3.37m) x 3'4" (1.01m) extends to 9'3" (2.81m) x 3'7" (1.08m)

Entrance to the property is through a secure composite door with security spy hole and chain. Two light fittings, smoke alarm, wall mounted bell chime, radiator and double power point.

Built-in cupboard which houses the electricity consumer unit, Open Reach fibre broadband connection and double socket. Further built-in cupboard provides part shelf storage. Wall mounted thermostat for central heating. Recessed matting to the front door area which progresses onto carpet. Doors lead to the lounge, bedrooms and bathroom.



Lounge – 11'7" (3.52m) x 16'6" (5.03m)

Lovely bright room with an open outlook the front. Two pendant light fittings, smoke alarm, carpet to the floor, double radiator, TV, BT and various power points. uPVC double glazed window with day and night fitted blinds overlooks the front aspect. Multi panel glass door to the kitchen and hallway.





Kitchen/Diner – 15'2" (4.62m) x 9'2" (2.79m)

Superb kitchen with ample space to accommodate a dining table and chairs. Modern fitted wall mounted cupboards with under unit lighting and base units with a roll top work surface which is complimented by matching upstand. Integrated appliances include the under counter electric oven, ceramic hob and stainless-steel splashback with chimney style extractor hood. Stainless steel 1 ½ sink with chrome mixer tap and drainer. Space available for a washing machine and fridge/freezer. Various double power points, pendant light fitting, heat detector, extractor fan, vinyl flooring and double radiator. Built-in cupboard houses hot water cylinder and controls for central heating. uPVC double glazed window with roller blind overlooks the rear aspect. uPVC secure door with an obscure glass window provides access to the garden.





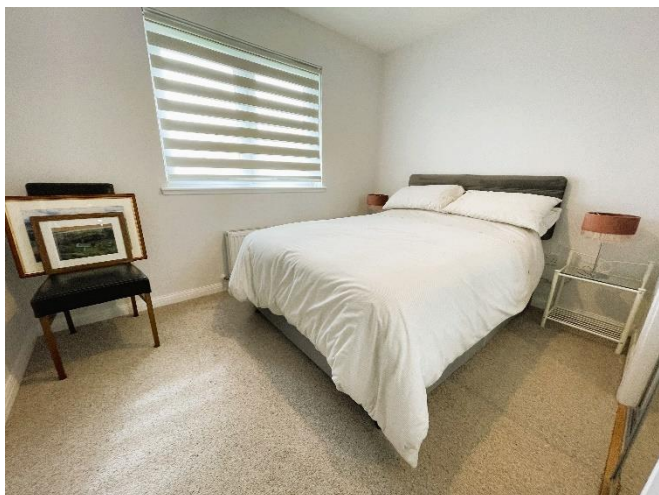
Bedroom 1 – 10'6" (3.2m) x 9'8" (2.94m)

Double bedroom with pendant light fitting, further two recessed lights above the wardrobe. Various double power points, tv point, carpet to the floor, radiator and built-in wardrobe fronted by mirror sliding doors which provides part shelf and hanging storage. Thermostat panel, and carbon dioxide monitor. uPVC double glazed window with day and night blind overlooks the rear aspect.



Bedroom 2 – 10'7" (3.22m) x 8'2" (2.49m) plus door access

Double bedroom with pendant light fitting, various double power points, carpet to the floor, radiator and built-in wardrobe fronted by mirror sliding doors which provides part shelf and hanging storage. uPVC double glazed window with day and night blind overlooks the front aspect.



Bathroom – 6'6" (1.97m) x 7'0" (2.13m) max measurement.

Fitted suite comprising of a vanity sink with chrome mixer tap and low-level W.C set within a concealed unit. Tiled splash back to the wall and overhead mirror. Bath with chrome mixer tap and mains operated showering attachment. Full height tiling around the bath and glass shower screen. Pendant light fitting, extractor fan, radiator, obscure uPVC window with a roller blind to the side aspect. Vinyl flooring.



Driveway

Tarmac driveway provides off road car parling for upto 3 vehicles. Electric charging port. Security light.

Front & Rear Garden

The front garden is mainly laid to lawn and is retained within a beech hedge. The rear of the property is accessed through a secure timber gate. The rear is fully enclosed with high timber fencing and is mainly laid to lawn. Timber shed for storage. Rotary washing line. Outside tap. Access to the kitchen/diner.



Note 1 – All fitted floor coverings, light fittings and integrated appliances 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.
