T 01309 673836 E forres@clunys.co.uk W www.clunys.co.uk

CLUNY ESTATE AGENTS

36 MacDonald Drive, Forres, IV36 1NG
Offers Over - £140,000

We are delighted to offer this attractive two bedroomed semi-detached house situated in a popular residential location of the picturesque town of Forres.

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Situated within a popular and well-established residential area of Forres, this attractive two-bedroom semi-detached home offers comfortable, well-presented accommodation, making it an ideal purchase for first-time buyers, small families, or those looking to downsize.

The accommodation begins with a bright and welcoming entrance hall leading to a spacious lounge/diner, providing an excellent space for both everyday living and entertaining. Windows to both the front and rear elevations allow an abundance of natural light to flow throughout the room, creating a bright and airy atmosphere.

The fitted kitchen is well equipped with a good range of wall and base units, offering ample storage and workspace for food preparation providing a practical and functional area for day-to-day living. Further benefits include gas central heating and timber double glazing, ensuring a warm and energy-efficient home.

On the first floor, there are two generously sized double bedrooms and a modern family bathroom fitted with a three-piece suite and shower over the bath.

Externally, the property enjoys private gardens to both the front and rear. The front garden is laid principally to lawn and gravel for ease of maintenance and is complemented by a spacious driveway providing off-street parking for multiple vehicles. To the rear, the fully enclosed garden is mainly laid to lawn, offering an ideal space for outdoor dining, entertaining, and relaxation. Further benefits include a timber garden shed, providing useful outdoor storage.

The white goods are included in the sale.

The property is conveniently located within easy reach of local amenities, schools, supermarkets, and transport links. Forres town centre offers an excellent range of shops, cafés, leisure facilities, and attractive parks, while the stunning Moray coastline, beautiful beaches, and woodland walks are all just a short drive away.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer. This delightful property would make an excellent family home or first-time purchase.

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Council Tax Band B
EPC Rating C
Freehold

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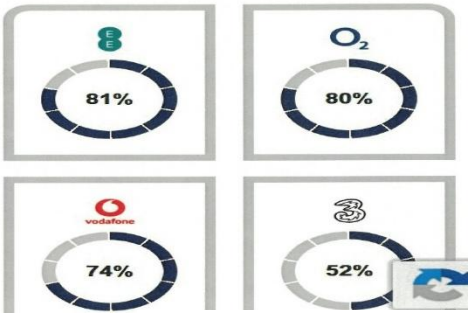
· Lounge/Diner: 2.46m x 6.51m
. Kitchen: 3.17m x 3.12m
· Bedroom 1: 3.18m x 2.96m
· Bedroom 2: 4.71m x 2.90m
· Bathroom: 2.46m x 1.52m

This shows the percentage of measurements across your postal **district** over the last **12** months that can successfully stream video or make a video call if they have coverage.

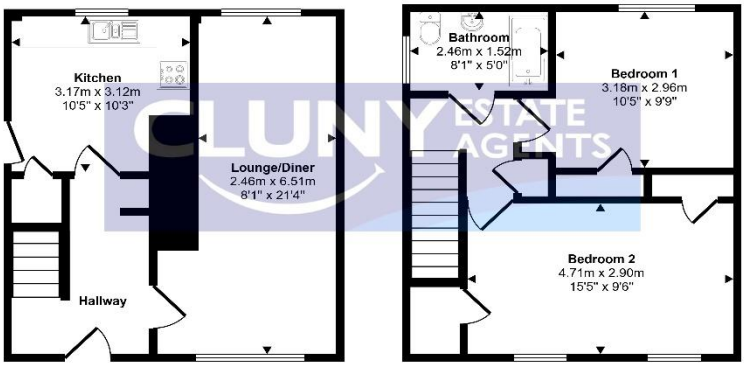


The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	16 Mbps	1 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	1800 Mbps	220 Mbps	✓

Networks in your area - Openreach
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

Approx Gross Internal Area
76 sq m / 819 sq ft



Ground Floor
Approx 38 sq m / 410 sq ft

First Floor
Approx 38 sq m / 409 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.