

91 High Street, Forres, IV36 1AA

T 01309 673836

E forres@clunys.co.uk

W www.clunys.co.uk

14 Loch View, Forres, IV36 2XH



A rare opportunity has arisen to purchase this four bedroom detached bungalow, beautifully positioned in an exceptionally desirable residential area and just moments from scenic nature walks.

DETACHED BUNGALOW
FOUR BEDROOMS
FREEHOLD
MUCH SOUGHT AFTER RESIDENTIAL LOCATION
NICELY PRESENTED
PRIVATELY ENCLOSED GARDENS
GAS CENTRAL HEATING
TIMBER DOUBLE GLAZING
CONSERVATORY
INTEGRAL DOUBLE GARAGE & BIN STORE
DRIVEWAY
COUNCIL TAX BAND G
EPC RATING C

Offers Over
£370,000

This nicely presented four bedroom detached bungalow is located in a highly sought-after residential area and offers generous, thoughtfully designed accommodation ideal for family living. The property enjoys close proximity to the scenic Sanquhar Pond, a haven for walkers and cyclists, with an abundance of picturesque woodland and nature trails right on the doorstep. The property further benefits from timber double glazing and gas central heating, ensuring year-round comfort.

The bright, airy lounge enjoys expansive garden facing windows, creating a welcoming space filled with natural light. A separate dining room offers the perfect setting for both everyday meals and more formal gatherings, while the sun-filled conservatory provides an additional relaxing retreat. The kitchen/diner features a range of wall and base units along with an integrated oven and hob. Further enhancing the home's practicality are a dedicated utility room, study, W.C., a boiler cupboard, and excellent storage throughout.

The home features four bedrooms with the primary bedroom enjoying its own en-suite bathroom while a well-appointed family bathroom completes the accommodation, fitted with a three-piece suite and a shower over the bath.

Externally, the home is surrounded by private, mature wrap-around gardens laid mainly to lawn with established shrubs, trees and bushes, creating a peaceful outdoor setting, while a separate driveway leads to a large double garage offering ample storage and convenience.

There is also a dedicated bin store.

Boasting generous and versatile accommodation throughout, this home presents an ideal opportunity for anyone seeking space, comfort, and a peaceful, highly sought-after location. Early viewing is strongly recommended to fully appreciate the quality of the living space on offer.

The seller is looking for an extended date of entry of 27th November.











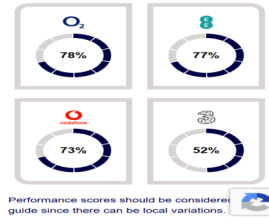


Lounge: 8.87m x 5.05m (29'1" x 16'7")
 Conservatory: 4.20m x 3.59m (13'9" x 11'9")
 Dining Room: 3.53m x 5.03m (11'7" x 16'6")
 Kitchen/Diner: 3.17m x 5.06m (10'5" x 16'7")
 Utility Room: 3.09m x 2.67m (10'2" x 8'7")
 W.C: 1.56m x 1.66m (5'1" x 5'5")
 Bedroom One: 5.37m x 3.84m (17'7" x 12'7")
 En-suite Bathroom: 1.98m x 3.40m (6'6" x 11'2")
 Bedroom Two: 4.34m x 3.44m (14'3" x 11'3")
 Bedroom Three: 4.28m x 2.89m (14'1" x 9'6")
 Bedroom Four/Study: 2.98m x 1.70m (9'9" x 5'7")
 Study: 2.98m x 1.68m (9'9" x 5'6")
 Bathroom: 1.96m x 2.52m (6'5" x 8'3")
 Garage: 5.81m x 5.91m (19'1" x 19'5")

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	11 Mbps	1 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	1800 Mbps	220 Mbps	✓

Networks in your area - Openreach
Click on a network 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.



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 guide-

