



## 7 WHITLEY CRESCENT, FORRES IV36 2AN



We are delighted to offer this Superb 3 Bedroom Detached Bungalow located within a new housing development of Woodroffe Grange in Forres.

The property was built by renowned builders "Tullochs of Inverness" who have designed this spacious, light and a fabulous location with woodland walks, parks and convenience stores all within walking distance.

Accommodation comprises; Entrance Hallway, Spacious Lounge Diner, Kitchen, Master Bedroom with En-Suite, 2 Further Double Bedrooms and a Family Bathroom. Further benefits include Air Source Heat Pump, Double Glazing, Front & Rear Enclosed Garden and Driveway.

An Internal Viewing is Strongly Recommended.

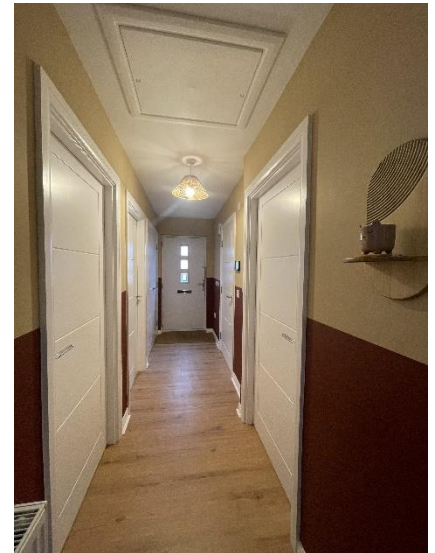
EPC Rating Band C

### **OFFERS OVER £275,000**

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

**Entrance Hallway - 15'7" x 3'9"**

Entrance to the property is through a secure composite door with decorative glazed panel inserts. Hallway with single pendant light fitting and smoke alarm to the ceiling. Loft access. Wall mounted bell chime and thermostat control for central heating. Double radiator, Double power points. Wood effect laminate to the floor. Large double built in cupboard for storage and provides access to the fuse box, heating control and houses the mega flow tank. Doors lead to the Lounge, Bedrooms and Family Bathroom.



**Lounge - 12'2" x 19'9"**

Door with glazed panels door leading to a Beautifully presented Lounge with windows to the front aspect. Two single pendant light fittings to the ceiling. Double and single radiators, TV, two, BT and various power points. Wood effect laminate to the floor. Ample space available for a dining table and chairs. Door with glazed panels leading to the Kitchen.





### **Kitchen - 12'4" x 9'11"**

Superb fully fitted Kitchen with a range of base units and wall mounted cupboards with under unit lighting, roll top work surface with co-ordinating up stand. Integrated appliances include a single oven, 4 ring hob with stainless steel splash back, overhead extractor, fridge, freezer and dishwasher. Space available for a washing machine. Stainless steel sink, drainer and mixer tap. Single pendant light fitting, smoke alarm and xpleair to the ceiling. Double radiator and various power points. Wood effect laminate to the floor and recessed mat well. Window overlooking the Garden to the rear of the property with fitted blind. Secure uPVC double glazed door with obscure glass leading to the Garden.





### **Master Bedroom with En-Suite**

#### **Bedroom - 10'11" extending to 18'1" x 10'7" narrowing to 3'9"**

Double Bedroom with windows to the front aspect with fitted blinds. Wood effect laminate to the floor. Double radiator, TV, BT and various power points. Single pendant light fitting to the ceiling. Double wardrobe, fronted by sliding mirror doors and offers hanging and shelved storage. Further built in cupboard which ideally could be utilised as a linen cupboard. Wall mounted heating control. Door leading to Shower Room.



### **En-Suite Shower Room - 3'10" x 9'5"**

Low level W.C with concealed cistern and vanity unit housing the wash hand basin with chrome mixer tap, tiled splash back and wall mounted mirror. Large shower enclosure with electric shower and glass shower screen. Ceramic tiling to the walls. Chrome heated towel rail. Shaving point. Single light fitting and xpleair to the ceiling. Wood effect laminate to the floor. Window with obscure glass to the side aspect. Chrome accessories.



### **Bedroom 2 - 12'0" x 8'6" (maximum measurement)**

Double Bedroom with single pendant light fitting to the ceiling. Single radiator and various power points. Wood effect laminate to the floor. Fitted double wardrobe with sliding mirrored doors which provides part shelf and hanging storage. Window to the rear aspect with fitted blinds.



### **Bedroom 3 - 11'11" x 8'6" (maximum measurement)**

Double Bedroom with window to the rear aspect with fitted blinds. Single pendant light fitting to the ceiling. Wood effect laminate to the floor. Various power points. Single radiator.



### **Family Bathroom - 5'8" x 8'5"**

Bathroom with low level WC with concealed cistern, wash hand basin with mixer tap within a vanity unit, ceramic tiled splash back and bath with overhead shower attachment and shower screen. Wall mounted mirror. Single light fitting and xplair to the ceiling. Window with obscure glass to the side aspect. Chrome heated towel rail. Ceramic tiling to the walls. Wood effect flooring.



### **Driveway, Front & Rear Gardens**

The Tarmac driveway provides off road car parking for 3 cars.

The front garden is laid to lawn. The rear garden is fully enclosed within timber fence with a secure gate to the driveway. A paved pathway leads to the kitchen door for rear access. The garden is mainly laid to lawn. Designated area for a rotary dryer. Timber garden shed which is included in the sale.



Note 1 –

All floor coverings, blinds, curtains, light fittings and integrated appliances are included in the sale.

Council Tax Band D

**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.**