



Birnie, Victoria Road, Forres IV36 3BN



We are delighted to offer this fabulous 4 Bedroom Detached Bungalow located in a desirable residential area close to Forres Town Centre.

Forres has a good variety of local and national retail shops including Butchers, Bakers, Supermarkets and a Post Office. Leisure facilities include a Swimming Pool, Tennis Courts, Bowling Greens and Golf Course. The property is also within close proximity to the Grant Park with award winning flower displays.

Accommodation has been upgraded throughout and comprises; Entrance Porch, Hallway, Lounge, Dining Room/4th Bedroom, Kitchen, Utility Room, 3 Double Bedrooms, Family Bathroom and Shower Room. Large Stone Chip Driveway, Single Garage, Boiler/Store Room, Wood Stores and Summer House.

Further benefits include Gas Central Heating and uPVC Double Glazing.

An internal viewing is highly recommended.

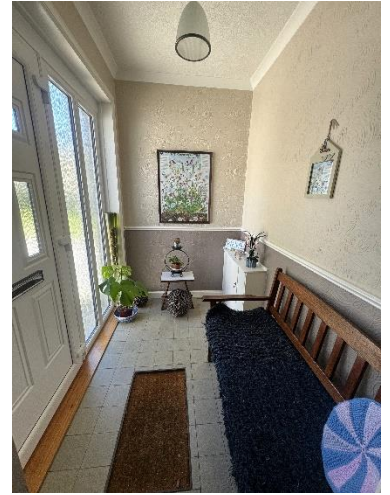
EPC Rating Band "D"

OFFERS OVER £350,000

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

Entrance Porch – 5'3" (1.59m) x 7'11" (2.4m)

The property is entered through a secure uPVC door with obscure glazed panel inserts and two side windows. The front porch has a beautifully tiled floor with a recess matwell. Single pendant light fitting, coved ceiling, small cupboard which houses the consumer units. Obscure glazed glass door with side and overhead windows leads to the hallway.



Hallway

The L-Shape hallway has a lovely inviting and open space to provide access to the Lounge, Dining Room/4th Bedroom, Kitchen, Bedrooms and Bathroom. Spectacular feature is the Skylight in the middle with an obscure glazed window pane insert. Single pendant light fitting, dado rails, 2 smoke alarms, coving, 2 double radiators, loft access via a ramsay ladder with further window skylight. Wood flooring. Two single power points. Built-in cupboard provides shelf storage, further cupboard with hanging and shelved storage. Wall mounted thermostat control. Doors lead to the Lounge, Dining Room, Kitchen and further accommodation.



Lounge – 14'10" (4.52m) x 18'6" (5.64m)

Fabulous sized front facing lounge with two 4 bulb ceiling light fittings, coved ceiling, carpet to the floor, 2 double radiators, various power points, TV point. Fireplace with a wood burning stove with slate hearth, natural stone insert and wood surround. Carbon monoxide detector and heat detector. uPVC double glazed windows with chrome curtain poles, vertical blinds overlooks the front and side aspect.



Dining Room/ Bedroom 4 – 12'7" (3.83m) x 13'2" (4.01m)

4 bulb light fitting to the ceiling which is finished with coving. uPVC double glazed window to the side aspect with pine curtain pole and vertical blinds. Double radiator, various power points, BT point and carpet to the floor.



Kitchen – 16'10" (5.13m) narrowing to 11'5" (3.47m) x 10'10" (3.3m) narrowing to 4'6" (1.36m) plus door recess

Modern fitted kitchen providing a range of wall mounted gloss white cupboards, display shelves and matching base units with a granite worktop which is finished with ceramic tiling to the walls. Integrated appliances include a stainless-steel sink with mixer tap and drainer, 4 ring gas hob with overhead extractor, oven, warming draw and microwave oven. Dishwasher and fridge. 9 recess spotlights to the ceiling, heat and carbon monoxide alarm, uPVC double glazed windows with vertical blinds to the side aspect. Tile effect vinyl to the floor. Various power points. Space available for a breakfast table and chairs. Built-in cupboard with shelved storage. Larder/Pantry cupboard with shelved storage. 6'11" (2.1m) x 6'5" (1.94m) Door with glazed panels leads to the utility room.





Utility Room – 10'7" (3.22m) x 5'11" (1.8m)

Single pendant light fitting, flooring, double glazed window to the rear aspect, Base units with a fitted worktop and matching upstand, Belfast sink with mixer tap. Space available for a washing machine, tumble dryer and freezer. Double radiator. Chrome accessories. uPVC secure door with glass panel inserts leads to the rear garden. Recess cupboard storage with shelving.



Bedroom 1- 12'11" (3.94m) x 12'5" (3.78m)

Single pendant light fitting and further wall mounted light, coving to the ceiling, various power points, carpet to the floor, double radiator. Double glazed windows with vertical blinds and pine curtain pole overlooks the front aspect. Double wardrobe fronted by mirror doors provides part shelf and hanging storage.



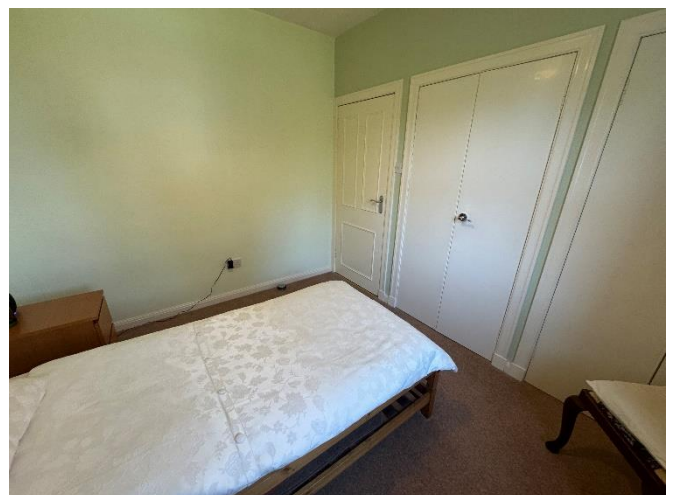
Bedroom 2 – 12'2" (3.71m) x 12'6" (3.81m)

Single pendant light fitting, further wall mounted light fitting, various power points, carpet to the floor, double radiator. Double glazed windows with pine curtain pole overlooks the front aspect. Double wardrobe fronted by mirror doors provides part shelf and hanging storage.



Bedroom 3 – 10'11" (3.32m) x 9'1" (2.76m)

Single pendant light fitting, various power points, carpet to the floor, double radiator. Double glazed windows with pine curtain pole overlooks the rear aspect. Two Double wardrobes provides part shelf and hanging storage.



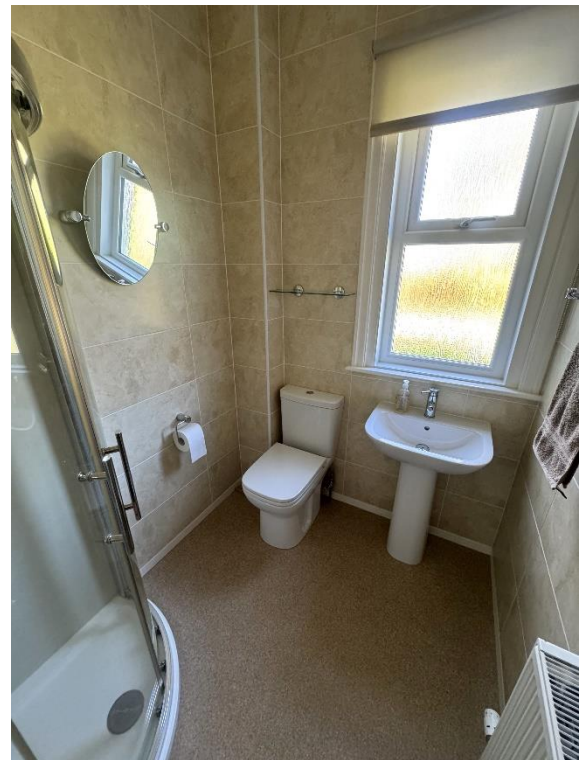
Bathroom – 9'4" (2.84m) x 7'2" (2.128m)

Family bathroom with a bath with mixer tap, shower enclosure with overhead electric mira shower, wet wall and glass shower screen doors. Low level W.C, vanity sink with mixer taps. Ceramic tiling to the walls, chrome accessories, double radiator, plus further wall mounted dimplex heater, single light fitting to the ceiling and xpelair. Vinyl to the floor. Double glazed obscure glass window with a roller blind overlooks the rear aspect.



Shower Room – 5'4" (1.62m) x 7'2" (2.18m)

Corner shower enclosure with mains shower and glass retractable shower screen doors. Pedestal wash hand basin with mixer tap, low level W.C, single light fitting, xpelair, ceramic tiling to the walls, vinyl to the floor. Wall mounted mirror and shelf, Chrome accessories and double radiator.



Driveway and Garage.

The property is approached by a part shared access leading to the private gated driveway. The driveway is laid to stone chips and provides ample off road car parking which leads to the single garage.

The garage has an up and over door to the front. uPVC glazed windows to the side, power and light. To the back end of the garage is a boiler/store room with the gas fired Valliant boiler, double power point, single pendant light fitting and carbon monoxide alarm which is accessed from the rear garden.

The garden wraps around the Bungalow and is secured with hedge, wall and fence boundaries.

The front garden has an area to lawn with established shrubs and mature trees. The side and rear garden has beautiful flower borders around the perimeter fence, planted flower beds in the middle of the greens, stone chip pathway leads around the property to the rear access and to the summerhouse. Timber summerhouse with veranda and paved patio seating area. Wood stores and Rotary dryer.





Note 1

All floor coverings, light fittings, blinds, curtain poles and integrated appliance are included in the sale.

Council Tax Band "F"

Note 2

The curtains are not included in the sale.

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.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

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.

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
