



1 Moray Gardens, Forres, IV36 1DT



We are delighted to offer a 2 Bedroom Detached Bungalow with Garage and enclosed rear garden located within a desirable residential area of Forres.

The property is located within walking distance of Forres High Street and is also close to a bus stop serving the Town and further afield. Forres has a variety of shops, supermarkets, butchers, bakers and services including sports and leisure facilities.

Accommodation comprises an Entrance Hallway, Lounge, Dining Kitchen, 2 Double Bedrooms and a Shower Room.

This property benefits further from Gas Central Heating, Double Glazing, Front & Enclosed Rear Garden, Garage and Off-Street Parking.

EPC Rating Band 'C'

Viewing is Strongly Recommended.

OFFERS OVER £205,000

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

Entrance to the property is through a secure wooden door with obscure glazed panel, security chain and spy hole.

L-Shaped Hallway – 10'0" (3.05m) x 3'3" (0.98m) extends to 10'2" (3.1m) x 3'1" (0.93m)

The Entrance Hallway provides access to all accommodation. Two ceiling light fittings, artex and coving to the ceiling. Smoke alarm and wall mounted bell chime. Loft access. BT point, two double power points and a single radiator. Carpet to the floor with recess matting at the door. Built-in cupboard provides part shelf, wall mounted coat hooks, carpet to the floor and access to the fuse box.



Lounge - 11'6"(3.5m) x 18'5"(5.61m)

Lovely bright and airy lounge with large, double-glazed window overlooking the front aspect, vertical blinds with curtain pelmet and hanging curtains. Artex ceiling finished with coving, double radiator, TV and various power points. Carpet to the floor.





Dining Kitchen - 9'2" (2.79m) x 12'9" (3.88m)

Dining Kitchen with a range of wall mounted cupboards with under unit lighting. Base units with a roll top work surface and finished with ceramic tiling to the walls. Integrated appliances include an under counter single electric oven, hob and overhead extractor. Integrated fridge and ½ stainless steel sink with chrome mixer tap and drainer. Space for a washing machine. Wall mounted Alpha boiler. 7 recess halogen spotlights to the ceiling. Extractor fan. Various power points. Single radiator. Wood effect vinyl to the floor. Ample space available for a dining table and chairs. Wall mounted carbon monoxide alarm. Built in cupboard fronted by wooden louvre doors has 2 wall mounted shelves and provides storage space. Window overlooking the rear aspect with vertical blinds, curtain pelmet and hanging curtains. Secure door with obscure glazed panel leading out to the rear garden. Doors lead to the hallway and lounge.





Bedroom 1 - 9'10"(2.99m) x 9'0"(2.74m) plus door access

Double Bedroom with double glazed window to the front aspect with vertical blinds and curtain pelmet with hanging curtains. Pendant light fitting, single radiator, TV and various double power points, carpet to the floor. A large built-in wardrobe fronted with wooden louvre doors provides part shelf and hanging storage.



Bedroom 2 - 9'11"(3.02m) x 9'5"(2.86m)

Double Bedroom with double glazed window overlooking the rear aspect with vertical blinds and curtain pelmet with hanging curtains. Pendant light fitting, single radiator, TV and various double power points, carpet to the floor. A large built-in wardrobe fronted with mirror sliding doors provides part shelf and hanging storage.



Shower Room - 6'5" (1.94m) x 6'6" (1.97m)

Shower room with vanity sink with chrome mixer tap and low-level W.C with concealed cistern. Corner shower enclosure with shower tray, mains operated shower, wet wall finish to the walls and glass shower screen door. Wall mounted mirror, chrome accessories, wall mounted medicine cabinet. Mid height tiling to the walls, white heated towel rail, vinyl flooring, ceiling light fitting, extractor fan and shaver point. An obscure double-glazed window overlooks the side aspect.



Driveway & Garage - 9'10" (2.99m) x 19'8" (5.99m)

Tarmac driveway allowing off street parking. Garage with up and over front door and service door to the rear. Breeze block walls and concrete floor with a pre-lined ceiling. Double power point and strip lighting. Window to the rear of the garage.

Front & Rear Garden

Paved pathway leading to the entrance, situated to the side of the property with external light. Area to lawn at the front with established shrubs and flower beds, further bedding plants at the side with gate access to the rear garden. A Paved pathway leads around the property. The rear garden has an area to lawn with a decorative stone patio. The rear garden is enclosed within a timber fence and established plants, trees and shrubs around the perimeter line. Timber shed for storage to one corner. A further patio area outside the rear kitchen door with a rotary dryer. Access to the garage and a further secure gate leads around the front.



Note 1 –

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

Council Tax Band Currently "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.

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.

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
