



## **7a Pilmuir Road, FORRES IV36 2HL**



We are delighted to market this 3 Bedroom detached bungalow located within a quiet area of Forres.

The property is well positioned for all the local amenities and is walking distance for the high street, retail shops, restaurants, train station and bus stops serving Inverness to Aberdeen.

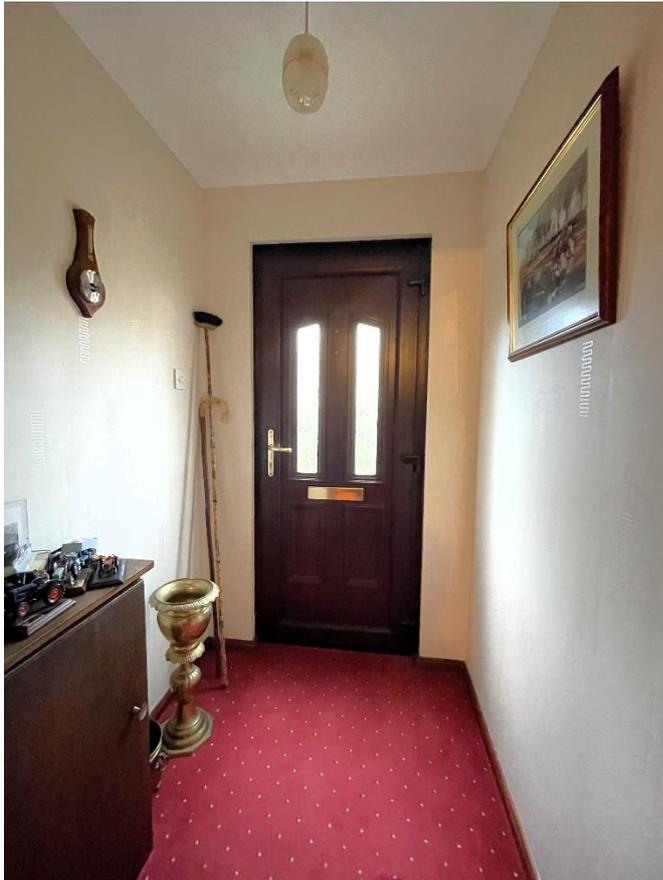
Accommodation comprises Entrance Vestibule, Hallway, Lounge, Dining Kitchen, Master Bedroom with En-Suite Bathroom, 2 Further Double Bedrooms and Family Bathroom. Further benefits include a Garage, Driveway and Garden.

An internal viewing is strongly recommended.

EPC Rating Band E

### **OFFERS OVER £230,000**

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



### Vestibule - 4'4" x 4'11"

Entrance in through a secure UPVC door that enters the Vestibule. Carpet to the floor. Single pendant light fitting and coving to the ceiling. Obscure glazed door that leads into the hallway.

### Hallway - 23'7" x 3'8"

Two single pendant light fittings, coving and smoke alarm to the ceiling. Loft access. Carpet to the floor. Wall mounted storage heater. BT point and double power point. Storage cupboard with shelf and hanging storage, another which houses the water tank, and another offering further shelf storage. Doors lead to further accommodation



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### Lounge - 13'9" x 16'4"

Nicely presented Lounge with a window to the front aspect and a further window to the side aspect, both with wooden curtain poles, vertical blinds and hanging curtains. Single pendant light fitting and coving to the ceiling. Four wall mounted light fittings. Various power points. Wall mounted storage heater.



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### **Dining Kitchen - 8'11" x 18'6"**

Dining Kitchen with fitted Kitchen offering a range of base units, wall mounted cupboards, roll top work surface and ceramic tiles into the walls. Free standing electric cooker and overhead extractor. Integrated appliances include a dishwasher, fridge, freezer, sink, drainer and mixer tap. Wall mounted heating control. Various power points. Carpet to the floor. Ample space for dining room table and chairs. Four bulb light fitting and single pendant light fitting. Window to the front and a window to the side aspects with hanging curtains and curtain poles. Wall mounted heater. Secure door with obscure glass leading to the Garden.





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### **Master Bedroom - 9'10" x 13'9"**

Double Bedroom with window to the side aspect, with curtain pole and hanging curtains. Carpet to the floor. Various power points. Single pendant light fitting to the ceiling. Double wardrobe, offering storage space and fronted by sliding doors. Door leading into the En-Suite Bathroom.



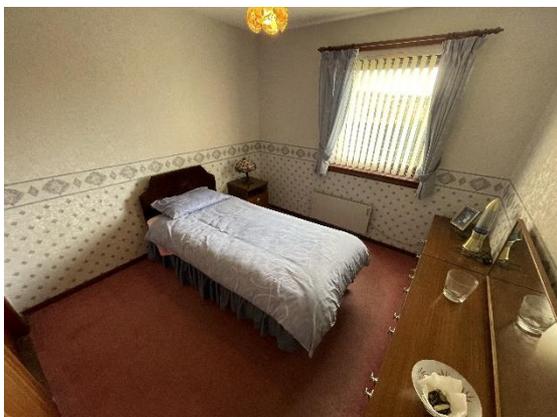
### **En-Suite - 11'10" x 6'3"**

Low-level WC, pedestal wash hand basin and corner bath. Wood linings to the ceiling and two recessed lights. Wall mounted heated towel rail. Window to the side with obscure glass with wooden curtain pole and hanging curtains. Pine finishings.



### **Bedroom 2 - 9'7" x 9'10" plus door recess**

Double Bedroom with window to the side aspect with curtain pole and hanging curtains. Single pendant light fitting. Carpet to the floor. Various power points. Double wardrobe providing storage space, fronted by sliding doors. Wall mounted heater.



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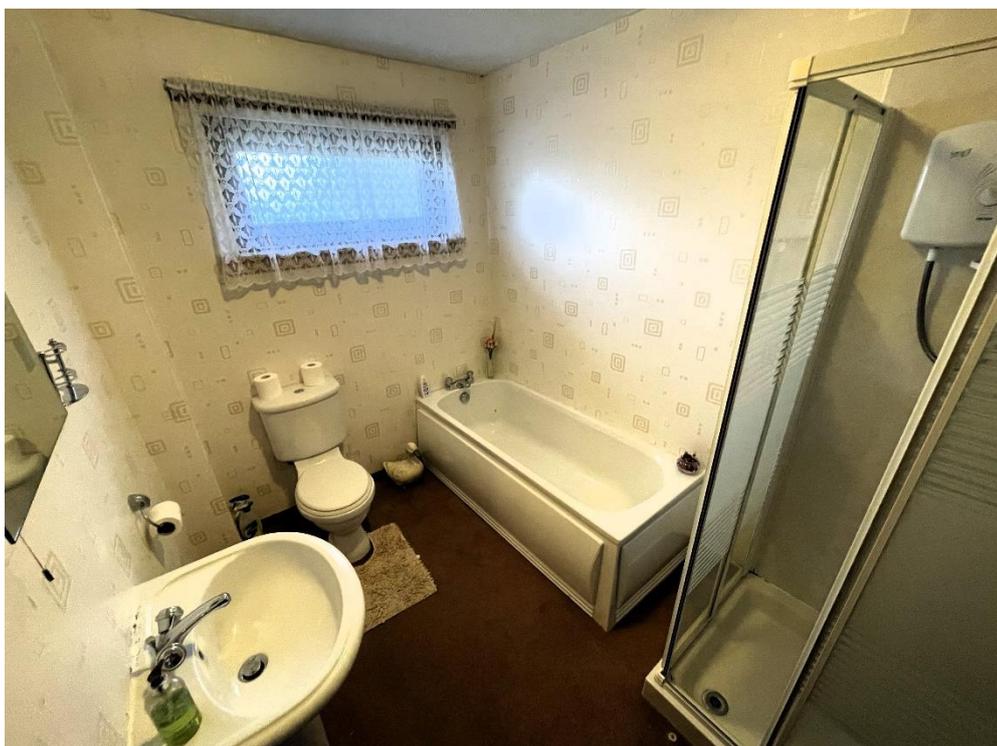
### **Bedroom 3 - 8'11" x 9'8"**

Single Bedroom with window to the side aspect with wooden curtain pole and hanging curtains. Carpet to the floor. Double wardrobe with sliding doors. Wall-mounted electric heater. Two-bulb light fitting to the ceiling.



### **Family Bathroom - 8'11" x 6'8"**

Bathroom with low level WC, pedestal wash hand basin with mixer tap. Bath and shower enclosure with overhead electric shower. Chrome heated towel rail. Wall mounted mirror. Shaving point. Window to the side aspect with obscure glass. Carpet to the floor. Single light fitting to the ceiling. Wall mounted electric fan heater. Chrome accessories.



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### **Driveway, Garage and Garden**

Gravel driveway providing off street parking for several cars. Garage with up and over door to the front and has electric and light. The garden is to the front, side and rear, enclosed by part fence and wall boundary. The Garden is mainly laid to grass with a variety of shrubs and trees. Timber shed for storage purposes and greenhouse.





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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

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