



19 MANNACHIE GARDENS, FORRES IV36 2WP



Located in a popular residential area of Forres, we are pleased to offer this large than average 'Moy' Style 4 Bedroom Family Home. The property is ideally situated and within close proximity of the town, providing local and national retail shops, post office and supermarkets.

Accommodation comprising; Vestibule, Hallway, Lounge Diner, Breakfasting Kitchen, Utility Room, Cloakroom, Master Bedroom, 3 Further Bedrooms and a Family Bathroom. Further benefits include Gas Central Heating, Double Glazing, Front & Rear Garden, Garage and Driveway.

Viewing is Strongly Recommended.

EPC Rating Band C

OFFERS OVER £260,000

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

Entrance to the property is through a secure door with security spy hole and chain.

Vestibule

Vestibule with single light fitting and coving to the ceiling. Wood effect laminate to the floor. Two windows with brass curtain poles and hanging curtains. Multi glazed panel door leading to the Hallway.

Hallway

The Hallway provides access to the Lounge, Breakfasting Kitchen and Cloakroom. Carpet to the floor. Double radiator and double power point. Wall mounted bell chime and heating control. Small under stair cupboard housing the consumer units and offering storage space. Large under stair cupboard providing further storage space. Single pendant light fitting, coving and smoke alarm to the ceiling. Stairs leading to upper accommodation.



Lounge Diner

Lounge

Nicely presented Lounge with a window to the front aspect with vertical blinds and wrought iron curtain pole. Wood effect laminate to the floor. TV, BT and various power points. Double radiator. Single pendant light fitting and coving to the ceiling. Archway to the Dining Room.





Diner

Bright Dining Room with patio doors leading out to a decked seating area, fitted with vertical blinds and wrought iron curtain pole. Single pendant light fitting and coving to the ceiling. TV, BT & various power points. Wood effect laminate to the floor. Single radiator. Ample space available for a large dining table and chairs. Multi panel glazed door leading to the Kitchen.



Breakfasting Kitchen -

Fitted Kitchen with a range of base units, wall mounted cupboards and display shelves. Roll top work surface and ceramic tiling to the walls. Integrated single electric oven, 4 ring gas hob and overhead extractor. Space available for a fridge/freezer. Stainless steel sink, drainer and mixer tap. Breakfast bar for informal dining. Window to the rear aspect with roller blind. BT, TV and various power points. Tile effect vinyl to the floor. Single light fitting and coving to the ceiling. Door leading to the Utility Room.





Utility Room

Useful Utility Room with wall mounted cupboard, base unit and work surface with ceramic tiling to the walls. Space available for a washing machine and dishwasher. Stainless steel sink, drainer and mixer tap. Tile effect vinyl to the floor. Single pendant light fitting and coving to the ceiling. Wall mounted gas fired boiler. Secure door with obscure glass lading out to the Garden. Single radiator and various power points. Door leading to the Garage.

Cloakroom

Cloakroom with low level WC and wall mounted wash hand basin with ceramic tiled splash back. Vinyl to the floor. Single light fitting, xpleair and coving to the ceiling. Chrome accessories. Single radiator. Wall mounted mirror.



Stairs and Landing

Carpeted stairs with pine balustrades and handrail, leading to upper accommodation. Window to the front aspect with vertical blinds and brass curtain pole. Two single pendant light fittings, coving and smoke alarm to the ceiling. Loft access. Double power point. Cupboard providing shelved storage, currently utilised as a linen cupboard. Doors leading to Bedrooms and Bathroom.

Master Bedroom

Bedroom with window to the rear aspect with rear aspect with roller blind. Carpet to the floor. Single pendant light fitting and coving to the ceiling. BT, TV and double radiator and various power points. Double wardrobe, fronted by mirror doors and provides hanging and shelved storage.



Bedroom 2

Bedroom with window to the front aspect with roller blind. Carpet to the floor. Single radiator. TV, BT and various power points. Single pendant light fitting and coving to the ceiling. Double wardrobe, fronted by mirror doors and offering ample storage space.



Bedroom 3

Bedroom with window to rear aspect with roller blind. Carpet to the floor. Built in cupboard offering storage space. TV, BT and various power points. Single radiator. Recessed spotlights to the ceiling.



Bedroom 4

Bedroom with velux window to the rear aspect. Laminate to the floor. Double radiator and various power points. Eaves storage. Single light fitting to the ceiling.





Family Bathroom

Family Bathroom with low level WC, pedestal wash hand basin, bath and corner shower enclosure with overhead mains shower. Vinyl to the floor. Single light fitting to the ceiling. Velux window to the front aspect. Xpleair.

Garden

The front Garden is mainly laid to lawn with a stone chipped boundary and stone chipped pathway leading to the front door. Gate access leading to the Garden to the side and rear of the property, south facing, which is mainly laid to lawn with fence boundary. Decked seating area. Timber shed situated to one corner. Gate access out to green space.



Garage and Driveway -

Up and over electric door to the front and service door to the Utility Room. Concrete floor. Power and light.

Note 1 – All floor coverings, light fittings and blinds are included in the sale, with the exception of the Kitchen light.

Council Tax Band Currently E

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.