



4 Webster Drive, Forres, IV36 2AG



We are delighted to offer this beautifully presented modern 2 Bedroom Semi-Detached Bungalow located within the new Tullochs Development on the West Side of Forres.

The property is approximately 3 years old and is located close to a convenience store, coffee shop, floors studio and dentist. Local bus stop serving the town centre is just a short walk and the health centre, high street, main bus links and rail links are nearby.

Accommodation comprises; Entrance Hallway, Lounge, Breakfasting Kitchen, 2 Double Bedrooms and a Shower Room. Further benefits include uPVC Double Glazing, Electric Air Source Central Heating, Driveway with Electric Car Charging Port, Front and Enclosed Rear Garden.

An Internal Viewing is Strongly Recommended.

EPC Rating Band C

OFFERS OVER £210,000

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



Entrance L-Shaped Hallway

Entrance to the property is through a secure composite door with obscure glazed panel, security spy hole and chain. Two single pendant light fittings, smoke alarm, wall mounted bell chime, single radiator and double power point.

Built-in cupboard which houses the control panels for the central heating, and double power point. Further built-in cupboard provides part shelf storage and consumer units. Wall mounted thermostat for central heating. Carpet the floor. Loft access. Doors leading to the lounge, Bedrooms and Shower Room.

Lounge - 11'7" x 16'5"

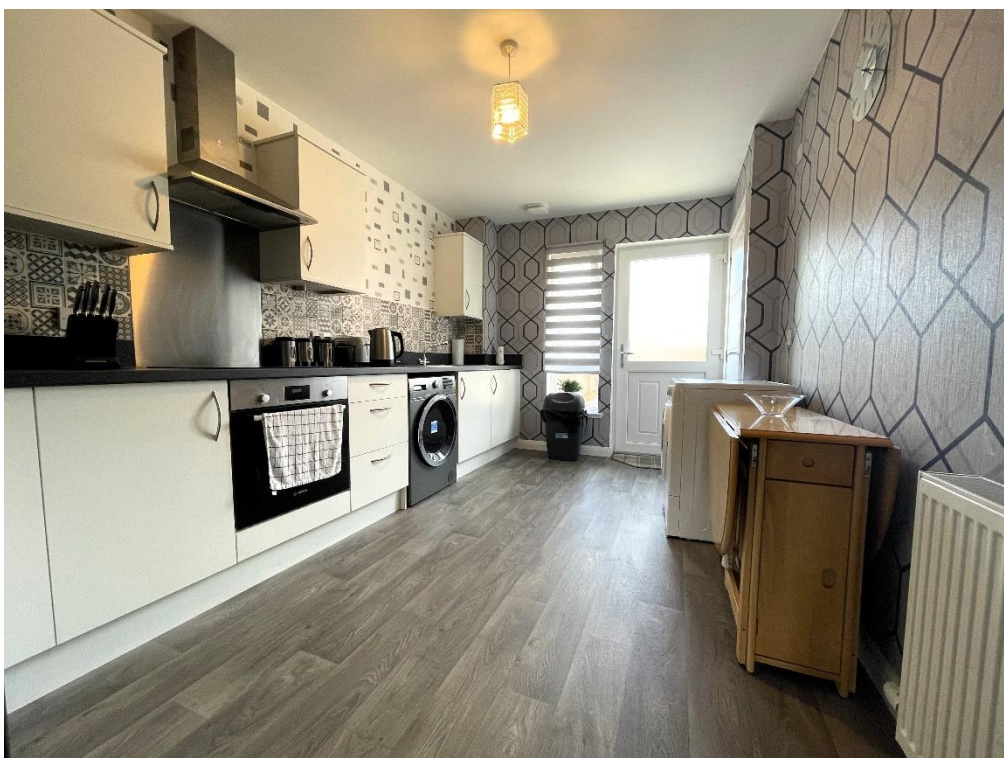
Nicely presented Lounge with a window to the front aspect with roller blind, chrome curtain pole and hanging curtains. Two, 3 bulb light fittings and smoke alarm to the ceiling. Carpet to the floor. BT, TV and various power points. Double radiator. Multi glazed panel doors leading to the Lounge and Kitchen.





Kitchen/Diner - 14'9" x 9'1"

Fully fitted Kitchen with wall mounted cupboards with under unit lighting and base units with a roll top work surface which is complimented by matching upstand. Ceramic tiling to the walls. Integrated appliances include the under counter electric oven, ceramic hob and stainless-steel splashback with chimney style extractor hood. Stainless steel 1 ½ sink with chrome mixer tap and drainer. Space available for a washing machine and fridge/freezer. Various power points, pendant light fitting, heat detector and extractor fan. Vinyl flooring. Double radiator. Space available for a dining table and chairs. Built-in cupboard houses the mega flow tank. uPVC double glazed window overlooks the rear aspect with roller blind. uPVC door with an obscure glass panel provides access to the garden.





Bedroom 1 - 10'8" x 9'8"

Double bedroom with uPVC double glazed window overlooks the rear aspect with chrome curtain pole and hanging curtains. Single pendant light fitting to the ceiling. Various double power points and tv point. Carpet to the floor. Double radiator. Built-in wardrobe fronted by mirror sliding doors which provides part shelf and hanging storage. Thermostat panel.



Bedroom 2 - 10'7" x 10'6" (maximum measurement)

Double bedroom with uPVC double glazed window overlooks the front aspect with roller blind, chrome curtain pole and hanging curtains. Single pendant light fitting to the ceiling. Various double power points and TV point. Carpet to the floor. Double radiator. Built-in wardrobe fronted by mirror sliding doors which provides part shelf and hanging storage.



Shower Room - 6'10" x 6'7" max measurement.

Fitted suite comprising of a large shower enclosure with overhead mains shower with ceramic tiling, vanity sink with chrome mixer tap and low-level W.C set within a concealed unit. Single pendant light fitting and extractor fan. Double radiator. Wall mounted mirror. Obscure glazed uPVC window to the side aspect. Vinyl flooring.

Driveway

Tarmac driveway provides off road car parling for up to 3 vehicles. Electric charging port. Security light.

Front & Rear Garden

The front garden is stone chipped with a fence boundary. The rear of the property is accessed through a secure timber gate. The rear is fully enclosed with high timber fencing and is stone chipped for easy maintenance. Rotary washing line. Outside tap. Timber shed.



Note 1 – All floor coverings, light fittings, blinds and integrated appliances are included in the sale.

Council Tax Band C

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.
