



Lea Cottage, Milton of Grange, Forres, IV36 2TR



We are pleased to offer this 2 Bedroom Detached Bungalow with a large Garage located in a semi-rural location on the outskirts of Forres.

The property provides spacious accommodation which is need of upgrading and has a superb sized garden front and back.

Accommodation comprises; entrance hallway, lounge, kitchen/diner, 2 bedrooms and a shower room. Further benefits include Oil heating, driveway, greenhouse and garage.

An internal viewing is recommended.

EPC Rating Band "F"

OFFERS OVER £130,000

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

Entrance hallway – 6'1" (1.84m) x 5'11" (1.8m)

The property is entered through a wooden door with 2 obscure glazed panels. Pendant light fitting, wall mounted bell chime, carpet to the floor, fuse box, double radiator and single power point. Open arch to the rear hallway. Doors to the Kitchen and Shower room.



Rear Hallway – 3'8" (1.01m) x 8'9" (2.66m)

Single pendant light fitting, carpet to the floor and BT point. Doors lead to the 2 bedrooms and lounge.



Kitchen/Diner – 8'10" (2.69m) x 13'10" (4.21m)

Wall mounted cupboards and base units with roll top worksurface and tiled splash back to the wall. Sink with chrome mixer tap and drainer. Space available for a cooker, fridge/freezer and washing machine. Strip light fitting, single radiator, BT and various power points. Window with net curtain to the front aspect. Further window to the rear aspect and wooden door with 2 obscure glazed panel inserts leads out to the garden.



Shower room – 5'11" (1.8m) x 7'5" (2.25m)

Walk in shower room with low level W.C, pedestal wash hand basin with chrome taps and tiled splash back to the walls. Wall mounted vanity unit with shaver light and mirror. Walk-in shower enclosure with electric shower, tiled walls, shower curtain and half height enclosure. Pendant light fitting, extractor fan, obscure glazed window to the rear aspect. Wood effect vinyl flooring. Medicine cabinet.



Lounge – 15'3" (4.64) x 11'2" (3.4m) narrowing to 9'4" (2.84m)

Pendant light fitting, carpet to the floor, double and single radiator, double and single power points. Recessed arch with shelving. Cupboard houses the hot water tank. Tiled fireplace. Net curtain and roll blinds on the window overlooking the front and side aspect.



Bedroom 1 – 15'3" (4.64m) x 9'9" (2.96m)

Double bedroom with a pendant light fitting, carpet to the floor, single radiator, double power point and two built in double wardrobes for storage. Window with hanging net and further curtains to the side aspect.



Bedroom 2- 8'10" (2.69m) x 11'3" (3.42m)

Double bedroom with a pendant light fitting, carpet to the floor, single radiator and double power point. Window with hanging net and further curtains to the side aspect.



Front & Rear Garden

The front of the property is established with shrubs and plants and is enclosed within a walled and gated boundary. Pathway leads to the front access with grass areas either side.

The vast garden at the rear of the property is split into two sections, the 1st is mainly laid to lawn, there is a stepped access from the kitchen and handrail. Access to the service door of the garage and to the greenhouse. Shed for storage. Oil tank. The lower part of the garden has a further area to lawn and established trees.



Driveway & Garage

There are two driveways at the front of the property one leads to the garage the other to the side of the property. Wrought iron gates for security.

The garage has an up and over door to the front aspect with a service door at the side. Concrete floor and breeze block walls.



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.
