



## **9 Cicely Place Forres, IV36 1PS**



We are pleased to offer this 3 Bedroom Semi-Detached Bungalow located in a quiet cul-de-sac in Forres.

The property requires upgrading and internal decoration throughout.

Accommodation comprises; entrance vestibule, hallway, lounge, kitchen, utility cupboard, 3 double bedrooms and a shower room. Further benefits include gas Central Heating, Double glazing, front and rear garden.

An internal viewing is highly recommended.

EPC Rating Band "D"

### **OFFERS OVER £170,000**

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

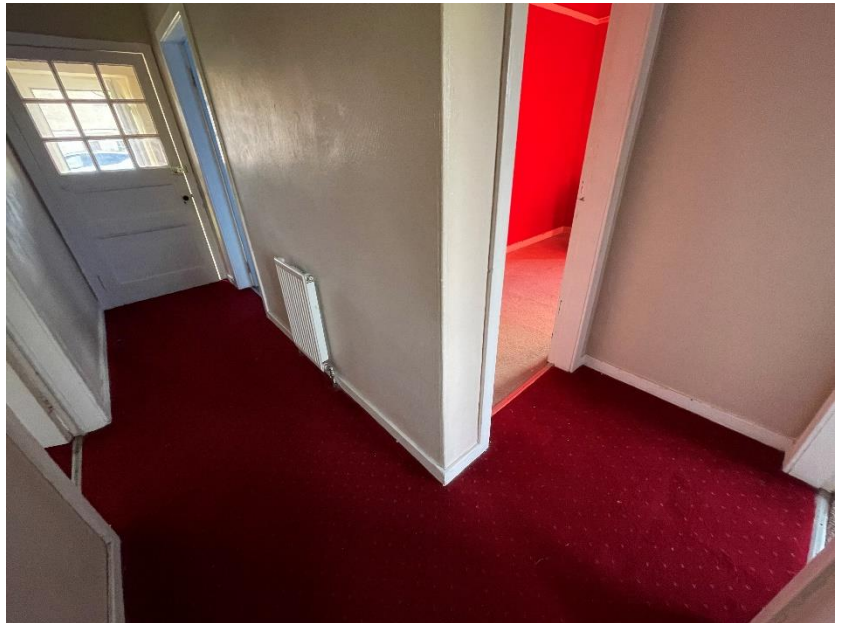
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**Entrance Vestibule – 3'7" (1.08m) x 5'4" (1.62m)**

Secure uPVC door with half-moon insert leads into the vestibule. High ceilings, pendant light fitting, carpet to the floor, door with 9 glass panels to the hallway.

**L-Shaped Hallway – 13'11" (4.23m) x 3'6" (1.06m) extends to 7'6" (2.28m) x 3'0" (0.91m)**

Pendant light fitting, smoke alarm, heat detector, loft access, single radiator, single power point and carpet to the floor. Wall mounted BT point, thermostat control and carbon monoxide alarm. Built-in cupboard houses the Potterton boiler and provides further storage. Doors lead to the Lounge, Bedrooms and Bathroom.



**Lounge – 16'0" (4.87m) x 12'5" (3.78m)**

High ceilings, pendant light fitting, picture rail, carpet to the floor, double radiator, BT and various power points. 3 large, double-glazed bay styled windows overlook the front aspect. Two recess alcoves with shelving and one with closed in cupboard storage. Door to the kitchen. Closed in fireplace with tiled hearth.





**Kitchen – 8'5" (2.56m) x 11'0" (3.35m)**

Wall mounted cupboards and base units with a roll top worksurface and ceramic tiled splash back to the walls. Space for a cooker with an overhead built-in extractor hood. Space for a fridge. High ceilings, pendant light fitting, smoke alarm, fuse box, single radiator, vinyl flooring and various power points. Open cupboard with double power point. Door to utility cupboard. uPVC door with glass panel leads to the rear garden. Double glazed window to the rear aspect.



**Utility Cupboard**

Area to worktop with under counter space for a washing machine. Double glazed window to the rear aspect. Concrete floor. Pendant light fitting.

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**Bedroom 1 – 12'8" (3.86m) x 12'5" (3.78m)**

Large double bedroom with a pendant light fitting, high ceilings, picture rail, carpet to the floor, double radiator and two double power points. Two double glazed windows overlook the rear aspect.



**Bedroom 2 – 10'6" (3.2m) x 12'9" (3.88m)**

Double bedroom with a pendant light fitting, high ceilings, picture rail, carpet to the floor, double radiator and two double power points. Two double glazed windows overlook the front aspect.



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**Bedroom 3 – 8'6" (2.59m) x 12'9" (3.88m) narrows to 8'9" (2.66m)**

Double bedroom with a pendant light fitting, high ceilings, picture rail, carpet to the floor, double radiator and two double power points. Double glazed recessed window with shelving overlooks the side aspect.



**Shower room – 5'5" (1.64m) x 6'5" (1.94m)**

Low level W.C, pedestal wash hand basin with chrome taps and wet wall splashback. Walk-in shower enclosure with shower tray, glass retractable shower screen doors, wall mounted shower with wet wall finish to the walls. Double radiator, vinyl flooring, ceiling light fitting, extractor, xpelair, obscure window to the rear aspect.



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### **Front & Rear Garden**

The front garden is partially fenced with an area to lawn and paved pathway leading to the front door. Further pathways leads to a side gate which provides access to the rear garden. The rear garden is also laid to lawn with a mixture of fencing and hedge boundaries. Washing line. Paved patio outside the kitchen. Timber shed to the corner.



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Council Tax Band "B"

Note 1 – All floor covering, light fittings and fixtures are included in the sale.

**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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