



23 Mannachie Terrace, FORRES IV36 2RS



A superb opportunity to acquire this 3 Bedroom Family Home located in a quiet residential area of Forres.

The property is well situated for all the local amenities including Retail Shops, Post Office, Supermarkets, Leisure facilities and Primary and Secondary Schools.

Accommodation comprises of an External Porch, Hallway, Lounge, Dining Kitchen, Utility Room, Shower Room, 3 Bedrooms and a Family Bathroom. Further benefits include Front & Rear Gardens, Gas Central Heating and Double Glazing.

An Internal Viewing is Strongly Recommended.

EPC Rating D

OFFERS OVER £165,000

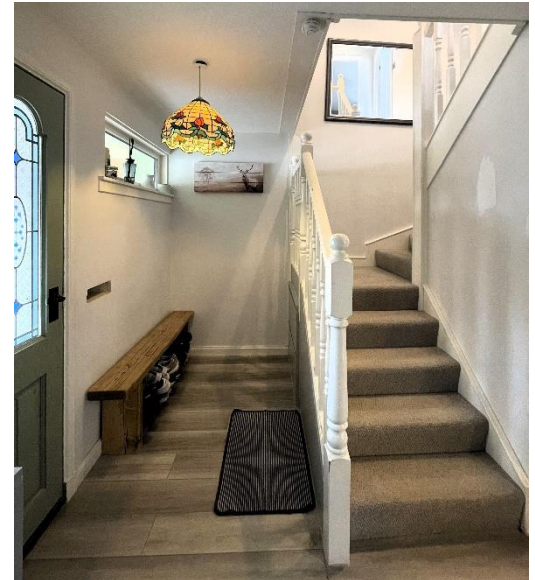
Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

External Porch - 8'1" x 6'5"

Large external porch with a ceiling light fitting and concrete floor. Entrance to the property is through a secure wood door with 2 ornate glass panel inserts.

Hallway - 10'0" x 8'11" max measurement

Single pendant light fitting and smoke alarm to the ceiling. BT and single power point. Wood effect laminate to the floor. Double radiator. A small cupboard houses the consumer units. A staircase leads to the 1st floor accommodation and has an understair storage cupboard. uPVC double glazed window overlooks the external porch. Multi glazed doors lead to the Lounge and Dining Kitchen.



Lounge - 13'7" x 12'0"

Nicely presented Lounge with a uPVC double glazed window overlooks the front aspect and is fitted with chrome curtain pole and hanging curtains. Focal point of the room is a wall mounted electric fire with recessed alcoves either side. 3 bulb pendant light fitting, coving and smoke alarm to the ceiling. Double radiator. Carpet to the floor. TV, BT and various power points.





Dining Kitchen - 11'11" x 12'3"

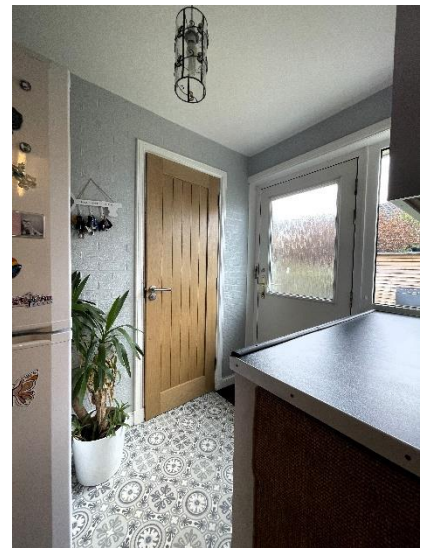
Modernised recently, a fabulous Dining Kitchen with a range of base units and wall mounted cupboards. Roll top worksurface. Integrated appliances include double oven, 5 ring gas hob, stainless steel splash back, overhead extractor and dishwasher. Space available for a washing machine. Stainless steel sink, mixer tap and drainer. uPVC double glazed window with fitted roller blind, overlooks the rear aspect. Strip lighting, smoke alarm and carbon monoxide detector to the ceiling. Wall mounted gas fired Worcester boiler. Double radiator and various power points. Laminate to the floor. Ample space available for a dining table and chairs. A door leads to the Utility room and Hallway.





Utility Room - 8'3" x 5'7"

Useful Utility Space giving access to the garden. Single pendant light fitting to the ceiling. Double radiator. Various power points. Area to worktop providing under counter space for white goods. Space available for a fridge and freezer. Wall mounted cupboards. A door leads to the shower room. A uPVC door and side uPVC window with a roller blind overlooks the rear aspect. Tile effect flooring.



Shower Room - 7'7" x 2'7"

Low level W.C, wall mounted wash hand basin and ceramic tiled splash back to the wall, large shower enclosure with mains water operated shower, shower tray full height tiling, extractor fan and retractable glass shower screen doors. Single ceiling light fitting. Tile effect vinyl to the floor. Wall mounted heated towel rail. Wall mounted medicine cabinet. Pine accessories.

Staircase & landing

A carpeted staircase with a painted balustrade and spindles leads to the 1st floor landing. Pendant light fitting and smoke alarm. Loft space with ladder access. Single power point. Carpet to the floor. Doors leading to the 3 Bedrooms and Family Bathroom.

Bedroom 1 - 12'2" x 10'10"

Double bedroom with a uPVC double glazed window with roller blind and chrome curtain pole, overlooking the rear aspect. Single pendant light fitting. Carpet to the floor. TV and various power points. Double radiator. Fitted dressing table and storage, utilising space available.



Bedroom 2 - 11'4" x 11'8"

Double bedroom offering a single light fitting operated on a dimmer switch. Carpet to the floor. Double radiator and various power points. Built-in cupboard providing storage space. uPVC double glazed window with hanging curtains overlooks the front aspect.



Bedroom 3 - 13'2" x 9'11"

Bedroom offering a single pendant light fitting. Single radiator and various power points. Carpet to the floor. uPVC double glazed window with curtains overlooks the front aspect with roller blind and chrome curtain pole. Built in cupboard providing hanging and shelved storage.



Family Bathroom – 13'0" x 7'8"

Modernised and newly fitted spacious Bathroom with a low-level WC with concealed cistern, wash hand basin, waterfall tap within a vanity unit. Solid quartz top & upstand. Shower bath with overhead mains shower and rain shower attachment. Vinyl to the floor. Obscure glazed window to the rear aspect. Eave storage. Wall mounted heated towel rail. Seven recessed lighting, one incorporating a fan.



Front & Rear Gardens

The front garden is enclosed within a fence boundary with a secure gate. Paved pathway leads to the external porch. Laid to stone chip and decorative flag stones for easy maintenance with established shrubs and bushes.

The rear garden is accessed from the Utility by stepped pathway and by a communal shared pathway at the side of the property. The garden is mainly laid to lawn with a loc bloc and paved patio seating area. Rotary Dryer. Timber shed. The garden is enclosed by a fence boundary.



Council Tax Band Currently B

Note 1

All floor coverings, integrated appliances, light fittings and blinds are included.

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.
