



27 Pilmuir Road West, Forres, IV36 2HN



We have great pleasure in offering this 3 Bedroom Detached Bungalow with a Garage and substantial sized garden. The property enjoys a quiet cul-de-sac location to the West of Forres.

Forres is a thriving Historical Town with a good variety of national and local retailers. There are various local clubs and associations, award winning parks, leisure and sports facilities.

Accommodation comprises; entrance porch, hallway, lounge, kitchen/diner, utility cupboard, 1 bedroom with en-suite (Not in use), 2 further bedrooms and shower room. Further benefits include a Front and large rear garden, Driveway with access to the garage. Double Glazing & Gas Central Heating.

An internal viewing is strongly recommended.

EPC Rating Band "D"

OFFERS OVER £260,000

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

Entrance Porch – 4'11" (1.48m) x 6'8" (2.02m)

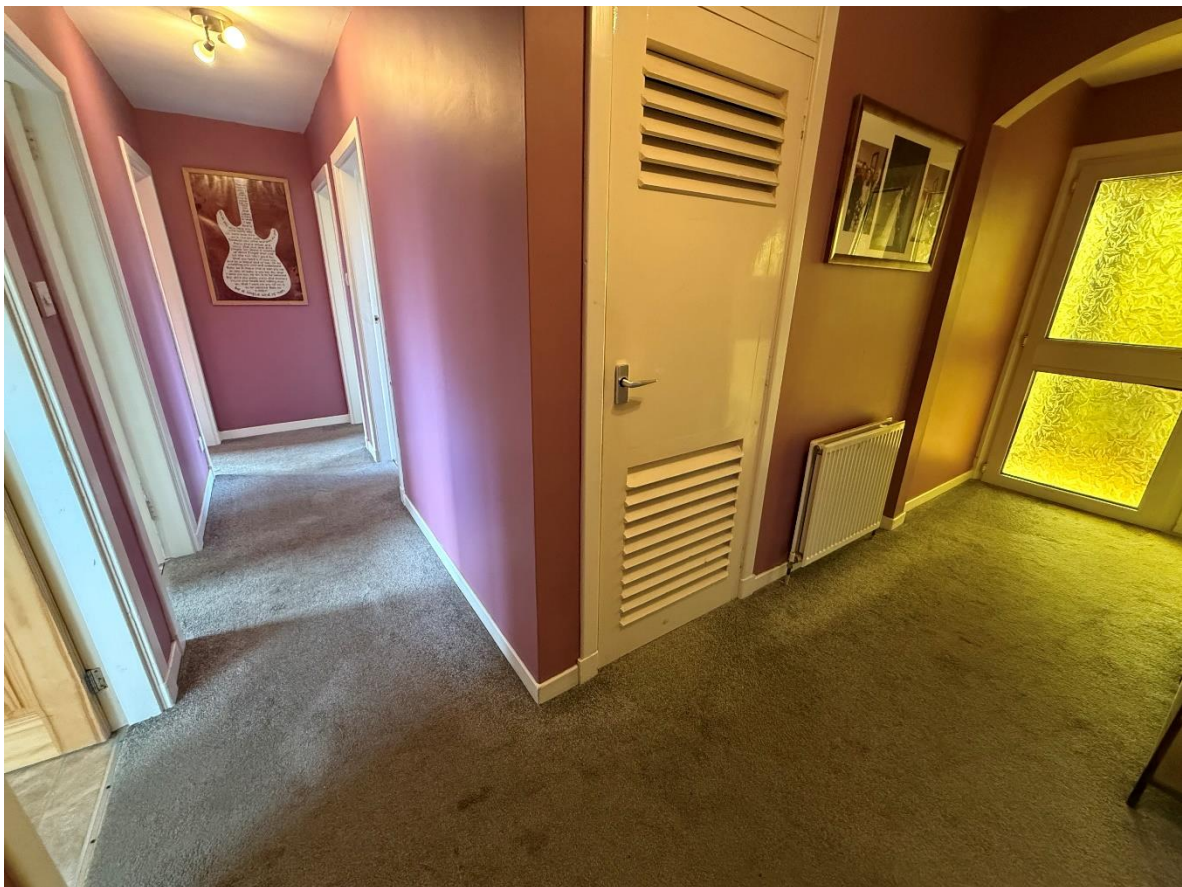
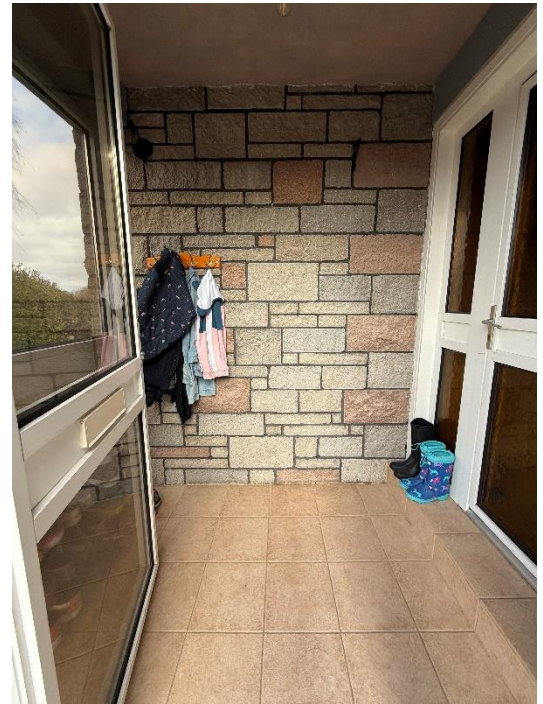
The property is accessed through an entrance porch with door with obscure glazed door and matching double glazed windows. Wall mounted coat hooks. Pendant light fitting, tiled floor.

L-Shaped hallway – 15'2" (4.62m) x 5'1" (1.54m) extends to 17'8" (m) x 3'4" (1.01m)

The hallway has a ceiling light fitting with a further 2 x 2 bulb ceiling light fittings, double radiator, carpet to the floor, BT and various power points, built-in cupboard at the front door houses the fuse box, further cupboard which houses the Worcester boiler. Multi panel glass door to the lounge and kitchen with further doors to the bedrooms and shower room.

Lounge – 11'11" (3.62m) x 17'9" (5.41m)

Good sized lounge which is nicely presented and has coved ceiling, large double radiator, carpet to the floor, TV and various power points incl USB sockets. Large uPVC double glazed window with pine curtain pole and hanging curtains overlooks the front aspect.



Kitchen/Diner – 19'10" (6.04m) x 13'10" (4.21m) narrowing to 9'11" (3.02m)

Modern fitted kitchen with a range of wall mounted cupboards, full height larder units. base units with junker style worktop and ceramic tiled splash back. Integrated appliances include an eye level double oven, 5 ring gas hob and Aeg stainless steel extractor hood. Stainless steel 1 ½ sink with chrome mixer tap and drainer. Dishwasher and space for a fridge freezer. Two multi-bulb ceiling light fittings, coved ceiling, various power points, tile effect vinyl to the floor and single radiator. Two uPVC double glazed windows with roller blinds overlooks the rear aspect.

Door leads to the rear porch.





Rear Porch

Ceiling light fitting, curtain pole with hanging curtains, large cupboard which houses the washing machine and tumble dryer. Vinyl to the floor. uPVC obscure glazed door leads to the rear garden.

Shower room – 9'10" (2.99m) x 5'9" (1.75m) within shower

Low level W.C, Vanity sink with chrome mixer tap and wall mounted mirror. Full tiling around the sanitary wear. Walk-in shower enclosure with mains operated shower, shower screen and further hanging curtain, wet wall finish to the walls. Chrome heated towel rail, vinyl flooring, ceiling light fitting, plus 2 further wall mounted lights. Extractor fan and obscure uPVC double glazed window with roller blind to the rear aspect.



Bedroom 1- 11'3" (3.42m) x 10'5" (3.17m) plus wardrobe recess

Double bedroom with a pendant light fitting, Tv, BT and various power points, carpet to the floor, double radiator. Built-in double wardrobe fronted by mirror sliding doors provides part shelf and hanging storage. uPVC double glazed window with hanging curtains to the front aspect.



Bedroom 2- 10'10" (3.3m) x 9'7" (2.91m)

Double bedroom with a pendant light fitting, various power points, carpet to the floor, double radiator. Built-in ensuite shower with low level W.C, sink and walk in shower enclosure (currently not in use). Pendant light fitting, extractor fan and fully tiled. uPVC double glazed window with curtain pole and hanging curtains to the rear aspect.



Bedroom 3- 8'4" (2.54m) x 11'3" (3.42m) narrows to 7'11" (2.4m)

Single bedroom with a pendant light fitting, various power points, carpet to the floor, double radiator. Built-in wardrobe fronted by hanging curtain provides part shelf and hanging storage. uPVC double glazed window with hanging curtains to the front aspect.



Front & Rear Garden

The front garden is mainly laid to lawn with a small area of artificial lawn outside the front porch. A variety of established shrubs and trees provide a good amount of privacy. Open side access to the rear. Large plot to the rear of the garden which is mainly laid to lawn and enclosed within a fence, wall and hedge and boundary. Fruit trees, established shrubs, rotary dryer and two paved patio areas. Stepped access to the rear porch with wrought iron handrail. Retractable awning. Access to the rear of the garage. Timber shed for storage.

Driveway & Garage

Printed concrete driveway provides off road car parking for 3 vehicles and provides access to the garage. Up and over door to the front aspect with breeze block walls and concrete floor. Power and lighting. Service door to the garden.



Note 1

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

Council Tax Band "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.

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