



SCHEDULE OF PARTICULARS



21 ROYSVALE PLACE FORRES IV36 1PN

END TERRACED BUNGALOW

HALL LOUNGE DINING KITCHEN UTILITY ROOM 2 BEDROOMS SHOWER ROOM

FULL GAS CENTRAL HEATING DOUBLE GLAZING

GARDEN LARGE GARAGE

OFFERS OVER £ 155,000

This is an attractive 2 bedroomed end terrace bungalow. It has the benefit of a large garage and a separate workshop area. The good-sized garden grounds have been laid out in flower beds and easy to maintain gravel areas. There is a driveway leading to the garage which provides off -road parking for several vehicles. The bungalow has a pleasant outlook towards the grassy playing field opposite the Academy. It is within walking distance of the town centre and all its amenities. Internal viewing is advised to appreciate the spacious nature of this property.

Forres is an attractive town with a good range of local shops and a variety of amenities. It lies a few miles away from the sandy beaches of the Moray Firth and the popular village of Findhorn. It is approximately an hours drive to the ski slopes at The Lecht and Cairngorm Mountains.

The accommodation comprises:

The front door with a small glazed decorative panel leads into the hallway.

HALL

Built-in cupboard with shelf housing the electric meter. Tiled floor.



LOUNGE

4.58 x 4.05

Good sized room with a window looking to the front. Fireplace with timber surround and tiled hearth and inserts. Connections for a living flame gas fire. Coving and display picture rail. Fitted carpet.



DINING KITCHEN

4.85 x 3.60

Spacious kitchen with a good range of timber fronted floor and wall units complete with complementary worktops and wall tiling. Window looking to the rear garden. Space for dishwasher. 1 ½ bowl stainless steel sink and drainer. Built-in single oven and grill. Tiled floor.



UTILITY ROOM

2.41 x 2.40

Window looking to the rear garden. Partially glazed external door leading to the driveway. Plumbing for washing machine. Unit with worktop above. Built-in cupboard storage unit. Space for fridge/freezer. Tiled floor.



SHOWER ROOM

2.33 x 1.53

White coloured WC and sink with pedestal. Walk-in disabled friendly shower. Window looking the rear. Wall boarding and complementary wall tiling.



DOUBLE BEDROOM 1 (rear)

3.36 x 3.19

Window looking to the side. Built-in cupboard with hanging rail. Additional built-in wardrobe fitment with hanging rail and mirrors. 2 x wall lights. Fitted carpet.



DOUBLE BEDROOM 2 (front)

3.21 x 2.05

Window looking to the front. Double built-in wardrobe with sliding mirror doors, hanging rail and shelf. Fitted carpet.



OUTSIDE

The large front garden has a lawn area with borders stocked with a variety of plants. A driveway to the side of the property leads to a good-sized single garage which has an electric door. Adjacent to the garage is a workshop. The rear garden is mainly laid out in gravel for easy maintenance.



OTHER FEATURES

It is believed that the single built in oven and extractor are believed to be in good working order, but no warranty is given. It is understood that the hob is not operational.

A home report for the property is available from the selling solicitors or on www.onesurvey.org/



COUNCIL TAX

Band B

ENERGY RATING

Band D

ENTRY

By arrangement

VIEWING

Strictly by appointment by telephoning the selling solicitors on 01343 549555. Daytime, evening and weekend appointments are available.

PRICE

As an indication of price range Offers over £ 155,000 are invited.

CLOSING DATE

A closing date by which offers must be submitted may be fixed at a later date depending on interest. Prospective purchasers are advised to register their interest with the Selling Solicitors through their Solicitors. Only parties who have noted an interest formally through a Solicitor will be advised of a closing date, but notwithstanding, the sellers reserve the right to accept any offer at any time without further intimation.

The above particulars are set out as a general guide for interested parties. All descriptions, dimensions, reference to condition and other details are given in good faith and are believed to be correct but parties should not rely on them as statements or representations of fact and should satisfy themselves as to their accuracy.

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