



## **SCHEDULE OF PARTICULARS**



### **THE SHEALING 11C HIGH STREET FORRES IV36 1BU**

DETACHED FAMILY BUNGALOW

HALL LOUNGE DINING ROOM KITCHEN UTILITY ROOM  
CONSERVATORY 3 BEDROOMS SHOWER ROOM

OIL FIRED CENTRAL HEATING DOUBLE GLAZING

GARDEN GARAGE

**OFFERS OVER £ 235,000**

Set in a quiet location this 3 bedroomed bungalow enjoys a secluded central location just across the road from Grant Park and the sunken gardens. It comes complete with oil fired central heating and double glazing. It has the benefit of off-road parking for several vehicles along with a single garage. The bungalow would lend itself to family living with its open plan lounge dining room and the good sized conservatory.

The popular small town of Forres is well known for its beautiful parks and has won many Britain in Bloom awards for its entries over the years. There are a range of shops and facilities in the area with the popular coastal village of Findhorn being only a few miles away. There are good transport links to the area with a regular bus service, train station and also the airport being only ¾ hours drive away. The popular Gordonstoun School is within a 20 minute drive.

The accommodation comprises:



CONSERVATORY

3.86 x 2.38

Access to the property is through the Conservatory which in turn leads into the main hallway.



HALL

Fitted carpet. Built-in storage cupboard with shelving and wine rack. Hatch to attic.



#### LOUNGE

5.44 x 4.09

Large bay window looking to the front. 6 x downlighters. Fitted carpet. Open plan to the Dining Room. Coving.



#### DINING ROOM

3.51 x 3.33

Window looking to the side. Fitted carpet. Coving.



#### DINING KITCHEN

4.32 x 3.42

Range of blue coloured wood effect wall and floor units complete with complementary worktops and wall tiling. Cream coloured 1 ½ bowl sink. Window looking to the side. Space for fridge and dishwasher. Built-in double oven and ceramic hob. Space for breakfasting table and chairs. Vinyl flooring.



**UTILITY ROOM**

3.22 x 2.99

Window looking to the rear. Range of units to floor and walls with complementary work tops. Stainless steel sink and drainer. Space for washing machine and freezer. Floor mounted Worcester oil fired boiler. Laminate vinyl flooring



**SHOWER ROOM**

2.30 x 2.22

Good sized room with walk-in disabled shower facility and shower curtain. Wet wall boarding. Vinyl flooring. White coloured WC, wash hand basin and shower tray. Window looking to the side.



**DOUBLE BEDROOM 1**

3.27 x 3.15

Window looking to the side. Built-in vanity basin with cupboard below. Fitted carpet.



**DOUBLE BEDROOM 2**

**3.51 x 3.41**

Window looking to the side. Vanity basin with cupboard below. Fitted carpet.



**BEDROOM 3**

**3.22 x 3.11**

This room is currently being used as an office. Windows to the side and the rear. Vinyl flooring.



**OUTSIDE**

The garden has been laid out mainly in gravel which is low maintenance and ideal for parking. There are also shrub borders and a patio area. The single garage has an up-and-over door.



**SPECIAL CONDITIONS OF SALE**

A Home Report for the property is available on [www.onesurvey.org/](http://www.onesurvey.org/) or from the Selling Solicitors.

The oven, hob, and cooker hood are included in the sale price and whilst believed to be in working order no warranty is given.



**COUNCIL TAX**

Band D



**ENERGY RATING**

Band D

**ENTRY**

By arrangement

**VIEWING**

Strictly by appointment by telephoning the Selling Solicitors

**PRICE**

As an indication of price range offers over £ 235,000 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.

Cockburns  
Solicitors & Estate Agents  
82 High Street Elgin IV30 1BL  
Tel: 01343 549555 Fax: 01343 540024  
Email: [elgin@cockburns-solicitors.com](mailto:elgin@cockburns-solicitors.com) Website: [www.cockburns-solicitors.com](http://www.cockburns-solicitors.com)  
Offices also in Forres and Grantown on Spey