



SCHEDULE OF PARTICULARS



3 SPRINGFIELD COURT, FORRES IV36 3WY

SEMI-DETACHED BUNGALOW

HALL LOUNGE KITCHEN 2 DOUBLE BEDROOMS with MASTER EN-SUITE SHOWER
FAMILY SHOWER ROOM

FULL GAS CENTRAL HEATING DOUBLE GLAZING

GARDEN GARAGE SHED

OFFERS OVER £ 170,000

This is an attractive 2 bedroomed semi-detached bungalow. It has the benefit of double glazing and gas central heating. The garden grounds have been laid out for easy maintenance. There is a driveway which provides parking for several vehicles leading to the single garage which has light and power. The bungalow is located in a pleasant area of Forres and is within walking distance of the town centre and its amenities. Internal viewing is advised to appreciate the spacious nature and pleasant location 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 fishing village of Findhorn. It is approximately an hours drive to the ski slopes at the Lecht and Cairngorms.

The accommodation comprises:

HALL

The front door opens into the vestibule area where there is a sunken matwell. The full paned glazed door and side screen lead into the hallway. In the hall is a large built-in cupboard with hanging rail and shelf. Fitted carpet.



LOUNGE (at widest points)

7.36 x 3.11

The living room has been extended allowing for a more formal dining area. Patio doors lead to the rear garden. There is a timber mantle with granite effect insert and hearth complete with electric fire. 2 x wall lights. Fitted cupboard arrangement with mirrored sliding doors, hanging rails and shelves.



BREAKFASTING KITCHEN

3.16 x 2.71

Window to the front. Comprehensive range of wall and floor units with complimentary timber effect worktops and wall tiling. Stainless steel 1 ½ bowl sink and drainer. 3 x spotlight fitting. Laminate wood flooring. Concealed wall mounted gas boiler for hot water and heating. The freestanding electric cooker along with the cooker hood, washer drier and dishwasher are included in the sale price and whilst believed to be in good working order no warranty is given. Ample room for breakfasting table and chairs.



SHOWER ROOM

1.96 x 1.71

Window looking to the side. Cream coloured sink with pedestal, WC and shower with sliding door. Built-in storage cupboard. Wood effect laminate flooring. Mirror wall cabinet and also a corner display cabinet. 3 x spotlight fitting.



DOUBLE BEDROOM 1 (Front)

4.57 x 2.61

Large window looking to the front. Fitted carpet. Built-in wardrobe with mirrored doors complete with shelving and hanging rail. Coving.



ENSUITE SHOWER ROOM

2.18 x 1.96

White coloured WC and wash hand basin set in a vanity unit with matching cupboard and shelving. Shower cubicle with sliding door. Wetwall boarding to walls with tiled effect floor. 4 x spotlight fitting.



DOUBLE BEDROOM 2 (front)

3.54 x 2.68

Window looking to the rear. Built-in cupboard with shelf and additional cupboard housing the water tank. Fitted carpet.



OUTSIDE

The front garden has been laid out in gravel. There is a driveway to the side of the property. It offers parking for several vehicles and leads to the garage. The garage has an up-and-over

door along with light power and a rear access door. The rear garden has been laid out in easy to maintain artificial grass. There is a timber shed.



SPECIAL CONDITIONS OF SALE

The freestanding electric cooker along with the cooker hood, washer drier and dishwasher are included in the sale price and whilst believed to be in good working order no warranty is given.

A copy of the home Report is available from the Selling Solicitors on www.onesurvey.org/



COUNCIL TAX

Band C.

ENERGY RATING

Band C.

ENTRY

By arrangement.

VIEWING

Strictly by appointment by telephoning the selling Solicitors on 01343 549555.

PRICE

As an indication of price range Offers Over £ 170,000 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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