



SCHEDULE OF PARTICULARS



1 BURNGREEN LANE FORRES IV36 1WR

SEMI-DETACHED HOUSE

HALL LOUNGE FAMILY DINING KITCHEN CONSERVATORY 2 DOUBLE BEDROOMS
LARGE BOX ROOM SHOWER ROOM

FULL GAS CENTRAL HEATING DOUBLE GLAZING

GARDEN CARPORT

REDUCED PRICE
OFFERS OVER £ 188,000

This is a delightful 3 bedroomed traditional stone and slated family home. The property retains many of its original features including spacious rooms with high ceilings. A mature garden sits to the front of the property and driveway to the rear leads to a carport. 1 Burngreen Lane is located close to the centre of Forres and all its amenities. It is ideal for family living as the property has a large lounge, a good-sized conservatory and a spacious open plan 'L' shaped family dining kitchen. Upstairs there are 2 double bedrooms, a large box room and a shower room. This home has the benefit of gas central heating and double glazing. Internal viewing is strongly recommended to appreciate all this property has to offer. Reduced price. Now £188,000. This is £12,000 less than the home report value. Owners are motivated to sell.

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. Gordonstoun public school is only a short drive away.

The accommodation comprises:

DOWNSTAIRS

Access to the property is through the good-sized conservatory.



CONSERVATORY

3.31 x 3.19

South facing uPVC conservatory with timber laminate flooring and an exposed stone feature wall.



HALL

Spacious hall with timber effect laminate flooring. Ornate staircase with metal spindles and timber handrail.

Built-in under stair cupboard and table. Coat hooks. Coving.



LOUNGE

4.58 x 4.31

A bright room with a window looking to the front. Timber lined arched alcoves each side of the fireplace. Green marble hearth and insert with a timber surround complete with wood burning stove. Fitted carpet. Coving.



DINING ROOM

4.57 x 3.54

The family dining area is open plan to the kitchen via an archway. This makes for a family friendly sociable area. There is a full paned glazed door to the garden. Laminate timber flooring. Coving.



KITCHEN

4.54 x 2.30

Window looking to the rear. Range of oak timber fronted floor and wall units with complementary work tops and wall tiling. Breakfast bar area. Stainless steel 1 ½ bowl sink. Plumbing for washing machine. Space for fridge freezer. 3 x spotlight fitting.

UPSTAIRS



LANDING

The carpeted staircase leads to the upper landing. The iron spindles and timber handrail make a pleasant feature. Window to the front. Cupboard housing the floor mounted gas boiler.



DOUBLE BEDROOM 1
Window to the front. Fitted carpet.

4.57 x 3.55



DOUBLE BEDROOM 2
Window to the front. Fitted carpet.

4.59 x 3.67



BOX ROOM
This room could be used for a number of purposes. Laminate flooring. Built-in cupboard with slatted shelving.

2.41 x 2.37



FAMILY SHOWER ROOM

2.51 x 2.26

Fitted out as a disabled wet room there is a walk in half screened shower, white coloured WC and sink with pedestal. There is wall boarding. Velux style window to the rear. Hatch to the attic.



OUTSIDE

This pleasant well-established garden lies mainly to the front of the property although there is a driveway with parking for several cars leading to the side of the house from the road to the Mosset Tavern. In the garden there are an array of mature shrubs and trees. To one side of the house there lies the timber shed and an area for the storage of bins.



SPECIAL CONDITIONS OF SALE

A home report is available from the Selling Solicitors.

The furniture in the conservatory is included in the sale price.

The washing machine and cooker in the kitchen are included in the sale price and whilst believed to be in good working order no warranty is given.

The wood burning stove is believed to be in good working order but has not been used recently. Purchasers are advised that 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 £ 188,000 are invited. Now £12,000 less than home report value. Owners motivated to sell.

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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