



SCHEDULE OF PARTICULARS



12 SPRINGFIELD COURT FORRES

SEMI-DETACHED BUNGALOW

HALL LOUNGE KITCHEN 2 DOUBLE BEDROOMS FAMILY SHOWER ROOM

FULL GAS CENTRAL HEATING DOUBLE GLAZING

GARDEN GARAGE

OFFERS OVER £ 170,000

Highly desirable 2 bedroomed semi-detached bungalow set in a very popular and pleasant area of Forres. It is close to the town centre and all its amenities. This property has the benefit of gas central heating and double glazing. The garden grounds have been laid out for ease of maintenance. There is also a driveway providing off-road parking leading to the garage which has light and power. Internal viewing is strongly recommended.

Forres is an attractive town with a good variety of local shops and amenities. There is a community centre, doctors surgery, dentist and a number of primary schools and a secondary school. There are a range of different art and craft groups along with indoor and outdoor activities available to take part in. The popular village of Findhorn lies a few miles away along with beaches of the Moray Firth. It is approximately an hours drive to The Lecht and the Cairngorm Mountains.

The accommodation comprises:

VESTIBULE

The partially glazed front door opens into the vestibule area. There is a mat well. a paned glazed door leading into the Hall.



HALL

Providing access to all the accommodation. Fitted carpet. Large storage cupboard. Fitted carpet. Hatch to attic.



LOUNGE

4.58 x 3.19

Bright spacious lounge with a window looking to the front. Fitted carpet. Wall coving.



KITCHEN

3.20 x 2.70

Well appointed kitchen with a range comprehensive range of beech effect wall and floor units with matching worktops and wall tiling. Stainless steel 1 ½ bowl sink. Cooker hood. Plumbing for washing machine. Space for cooker, fridge and freezer. Window looking to the front. Vinyl flooring. Wall mounted gas boiler for central heating and hot water.



SHOWER ROOM

1.98 x 1.71

White coloured WC, wash hand basin and shower tray complete with screen and wall boarding. Window looking to the side. Partially tiled walls. Wall cabinet with mirror doors. Towel rail and shelf. Vinyl flooring.



BEDROOM 1

3.57 x 2.98

Window looking to the rear garden. Double wardrobe and separate built-in shelved cupboard. Fitted carpet.



BEDROOM 2

3.21 x 2.59

Window looking to the rear. Fitted carpet.



OUTSIDE

The front and rear gardens have been designed for easy maintenance. There is a driveway with off-road parking which leads to the garage. The garage has an up-and-over door, a window, light and power. Rotary drier.



SPECIAL CONDITIONS OF SALE

The appliances in the kitchen, including the free-standing cooker, cooker hood, washing machine, fridge and freezer are all 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.



COUNCIL TAX

Band C

ENERGY RATING

Band C.

ENTRY

By Arrangement

VIEWING

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