



SCHEDULE OF PARTICULARS



CAIRNDHU 14 PILMUIR ROAD WEST FORRES IV36 2HL

DETACHED BUNGALOW

HALL LOUNGE DINING ROOM KITCHEN UTILITY ROOM
3 DOUBLE BEDROOMS BATHROOM WITH OVER BATH SHOWER

FULL GAS CENTRAL HEATING DOUBLE GLAZING

GARDEN TIMBER GARAGE

OFFERS OVER £190,000

This is a superb, well presented 3 bedroom family bungalow set in a highly desirable area of Forres. It comes complete with an easy to maintain garden, a driveway with off road parking and a two car length, timber garage. It has the benefit of gas central heating and a double glazing. The property is ready to make someone's ideal home and has recently been updated and re-decorated. Internal viewing is strongly recommended to appreciate the size of this family 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 of the property is protected by a storm style door system for added security. This opens into a vestibule area with the partially glazed front door.



HALL

The main front door opens into a spacious hallway providing access to the accommodation. There is a Laminate flooring and a cupboard housing the electric box. Coat hooks.



LOUNGE

6.90 x 3.19

This bright spacious room has a large bay window looking to the front and a window to the side. There is an open fire with marble inset fireplace. Fitted carpet. Open plan to the dining area which is ideal for modern living. Coving.



DINING AREA

2.39 x 2.37

Window looking to the side. Open to the lounge. Fitted carpet. Coving.



KITCHEN

4.02 x 2.43

Comprehensive range of modern cream coloured wall and floor units with complementary work tops. Stainless steel sink. Free standing cooker. Canopy style cooker hood. Open larder cupboard. Space for table and chairs. Space for fridge freezer. Window looking to the rear. Vinyl flooring. Hatch to the attic which has a "ramsay" style ladder.



UTILITY ROOM

1.65 x 1.55

Space and plumbing for washing machine. Space for tumble drier. Wall mounted gas boiler. Door to rear garden.



BATHROOM

2.93 x 1.64

Modern white coloured suite with WC, sink with pedestal, bath with over bath shower and screen. Window to the rear. Wall boarding. Heated towel rail. Shelving. Vinyl flooring.



BEDROOM 1 (front)

4.44 x 3.18

Large master bedroom with window looking to the front. Fitted carpet. Coving



BEDROOM 2 (rear)

4.02 x 2.63

Spacious double bedroom with built-in wardrobe Window to the rear. Fitted carpet. Coving.



BEDROOM 3 (rear)

2.93 x 2.61

Good sized double room with built in wardrobe and fitted cupboard. Window looking to the rear. Fitted carpet. Coving.



OUTSIDE

The front garden is laid out mainly in grass. There is a driveway with parking for 2 vehicles which leads to the timber garage. There is light and power in the garage. The side and rear gardens are also laid out in grass for ease of maintenance. There is also a log shed.



SPECIAL CONDITIONS OF SALE

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

A Home Report is available by the Selling Solicitors.

This property would mainly appeal to Cash purchasers as the building is of PRC Dorran style construction with external insulated cladding.

COUNCIL TAX

Band D

ENERGY RATING

Band C

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 £190,000 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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