

(inc Macleman & McCulloch)  
SOLICITORS & ESTATE AGENTS

**105 FORBESHILL  
FORRES IV36 1JJ**



**SEMI-DETACHED BUNGALOW**

- ◆ HALL LOUNGE KITCHEN 2 DOUBLE BEDROOMS BATHROOM WITH OVER BATH SHOWER
- ◆ FULL GAS CENTRAL HEATING DOUBLE GLAZING
- ◆ GARDEN GARAGE

**Offers Over £114,500**

82 High Street, ELGIN IV30 1BL

Telephone 01343 542684 or 542211 | Property Enquiries 01343 549555 | Fax 01343 540024 | DX 520651

Email [elgin@cockburns-solicitors.com](mailto:elgin@cockburns-solicitors.com) | [www.cockburns-solicitors.com](http://www.cockburns-solicitors.com)

Offices at

100c High Street, FORRES IV36 1NX Telephone 01309 673373 | Fax 01309 676336 | DX520698

21 High Street, GRANTOWN-ON-SPEY PH26 3EG Telephone 01479 872025 | Fax01479 873285

Partners Colin Styles, David Adams | Solicitors Henrietta Macpherson, Claire Sutton



This is a pleasant semi-detached 2 bedrooomed Bungalow set in a popular residential area of Forres close to local amenities and within walking distance of the town centre. It is complemented by a conservatory, single garage and a garden. It also has gas central heating and double glazing. The bungalow would benefit from some improvement, mainly of a cosmetic nature and has the potential to make a lovely home. Internal viewing is recommended.

Forres is an attractive town with a good range of shops and a variety of local amenities. It lies a few miles from the sandy beaches of the Moray Firth and the popular village of Findhorn. It is approximately an hours drive from the ski slopes at the Lecht and the Cairngorms. Inverness airport is approximately half an hour away.

***The accommodation comprises:***

The partially glazed front door leads into the hallway.

***HALL***

There is an open cupboard with shelves. Hatch to attic. Wall mounted mirror with cupboard below. 15 paned glass door leads from the Hall to the Lounge

***LOUNGE***

***4.23 x 3.24***

Large window looking to the front. Wall light. Fitted carpet. Doorway to kitchen.

***KITCHEN***

***2.61 x 1.96***

There are a range of wall and floor units with complementary worktops and wall tiling. Stainless steel sink and drainer. The built-under electric oven / grill and hob are believed to be in good working order but no warranty is given. Wall mounted 'Potterton' boiler for central heating and hot water. Space for fridge freezer. Plumbing for washing machine. Window looking to the conservatory.

***CONSERVATORY***

***2.57 x 2.00***

This nice sized conservatory has a door which leads to the back garden. Wall light. Pull out drying rack. Wall mounted cupboard.

***BATHROOM***

***2.50 x 2.02***

White coloured 3-piece suite comprising WC, wash hand basin with cupboard below and a bath with over bath shower and curtain. Pine clad walls and ceiling. Built-in cupboard with shelving. Open timber shelving unit. Velux style window. Range of additional wall shelving and cupboards.

**DOUBLE BEDROOM 1 (Front) 2.69 x 2.60**

Window looking to the front. Fitted carpet. Open cupboard with shelves.

**DOUBLE BEDROOM 2 (Rear) 3.51 x 2.60**

Window looking to the rear. Fitted carpet.

**OUTSIDE**

The good sized front garden is laid out in lawn with shrubs. There is off-road parking for a vehicle. The secluded back garden is laid out mainly in grass with a variety of trees and shrubs. There is a single garage.

**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 built-under electric oven /grill and hob are believed to be in good working order but no warranty is given.

**COUNCIL TAX**

Band B

**ENERGY RATING**

Band D

**ENTRY**

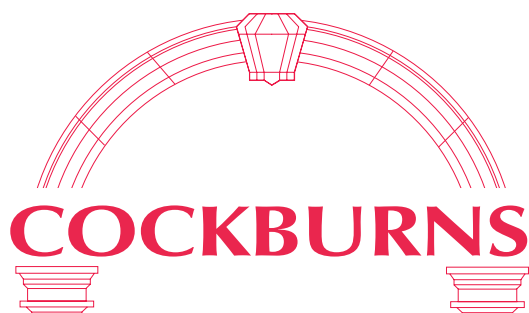
By arrangement

**VIEWING**

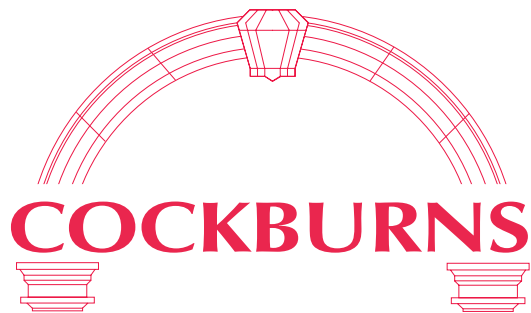
Strictly by appointment by telephoning the Selling Solicitors on 01343 549555

**PRICE**

As an indication of price range offers over £114,500 are invited







#### **CLOSING DATE**

A closing date by which offers must be submitted may be fixed at a later date.

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 anytime without further intimation.

The above particulars are set out as a general guide for interested parties. Occasionally colours may not be accurately reproduced because of the use of digital photography in producing the schedule. 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.