

**(inc Macleman & McCulloch)**  
**SOLICITORS & ESTATE AGENTS**

**10 EARLSLAND CRESCENT**  
**FORRES IV36 1QS**



**SEMI-DETACHED BUNGALOW**

- ◆ **HALL LOUNGE DINING KITCHEN 2 DOUBLE BEDROOMS BOX ROOM/STUDY SHOWER ROOM**
- ◆ **FULL GAS CENTRAL HEATING DOUBLE GLAZING**
- ◆ **GARDEN GARAGE**

**Offers Over £125,000**

**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 | **DX**520698

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

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



This is a delightful 2 bedroomed semi-detached bungalow which has been extended to increase the size of the kitchen and form a dining area. The property is in excellent decorative order and benefits from double glazing and gas central heating. There are garden grounds to front and rear, a driveway providing off-road parking and a single garage. It is located in a popular residential area of Forres. Ideal for first time buyers, couples or those looking to downsize, this lovely property offers ideal living accommodation and internal viewing is highly 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 front door with two glazed panel opens into the welcoming hallway which is carpeted. There is a hatch to the attic which is partially floored. Coving.



***LOUNGE*** **4.67 x 3.23**

A bright room with a large window looking to the front. Fitted carpet. Two wall lights. Coving.

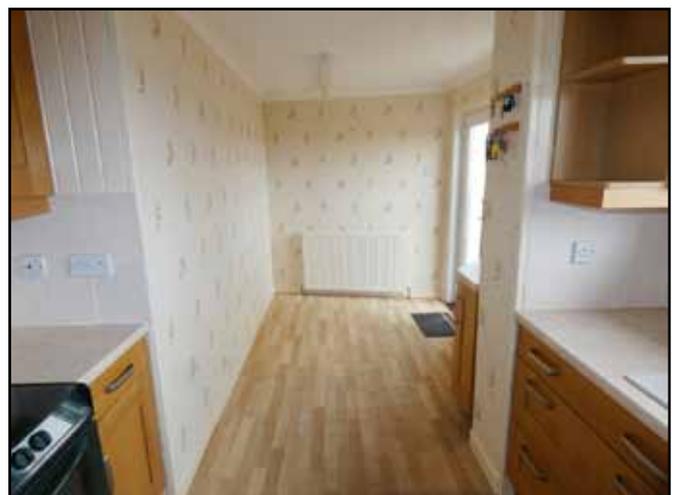


***DINING KITCHEN*** **5.99 x 2.64**

Good sized kitchen with separate dining area. Range of timber fronted wall and floor units with complementary worktops and wall tiling. Electric cooker hood. Cream coloured 1 ½ bowl sink. Plumbing for washing machine. Space for fridge freezer and cooker. Built-in storage cupboard. Window looking to the rear garden. In the dining area there is a window and a full paned glazed door leading to the rear garden. Vinyl flooring. Coving.

***SHOWER ROOM*** **1.95 x 1.68**

3-piece white coloured suite comprising WC, wash hand basin with pedestal and a shower cubicle complete with electric shower. Partially tiled walls. Painted timber lined



feature ceiling. Window looking to garage. Tiled floor. Heated towel rail. 3 x spotlight fitting.

**DOUBLE BEDROOM 1 (rear) 3.31 x 2.54**

Window looking to the rear. Double wardrobe with hanging rail and shelf. Fitted carpet. Coving.

**DOUBLE BEDROOM 2 (rear) 3.02 x 2.04**

Window looking to the rear. Built-in cupboard with hanging rail and shelf. Fitted carpet.

**STUDY/BOX ROOM 2.58 x 1.69**

Window looking to the front. Fitted carpet.

**OUTSIDE**

The front garden is laid out mainly in lawn with gravel feature areas and a flower border. A slabbed gravel driveway provides off-road parking and leads to the single garage. The garage has an up-and-over door, light and power. The rear garden is also laid out in lawn and shrub borders. There is a patio area for outside entertaining and a timber shed.

**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.

**COUNCIL TAX**

Band C

**ENERGY RATING**

Band D

**ENTRY**

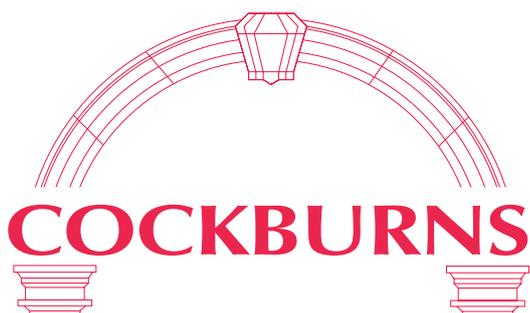
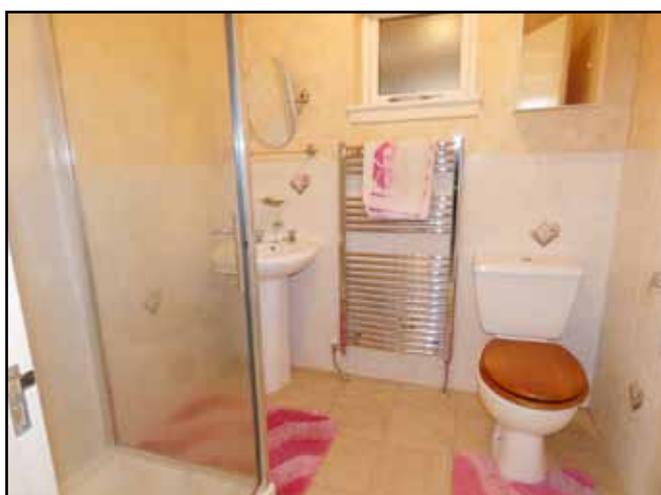
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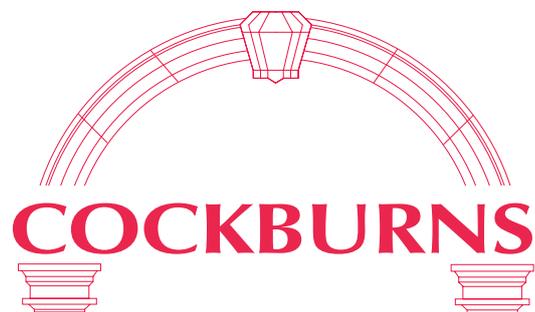
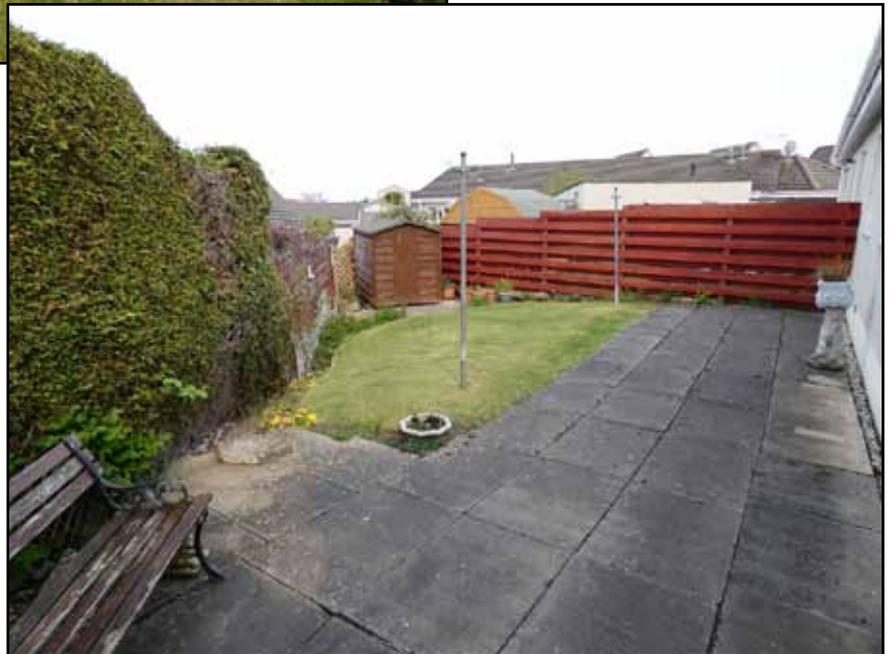
**VIEWING**

Strictly by appointment by telephoning the selling solicitors on 01343 549555

**PRICE**

As an indication of price range offers over £125,000 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.