

(inc Macleman & McCulloch)
SOLICITORS & ESTATE AGENTS

THE ROWANS RUSSELL PLACE, FORRES IV36 1BL



DETACHED BUNGALOW

- ◆ HALL LOUNGE WITH DINING AREA BREAKFASTING KITCHEN UTILITY ROOM 3 DOUBLE BEDROOMS BATHROOM
- ◆ FULL GAS CENTRAL HEATING
- ◆ GARDEN SINGLE GARAGE

Offers Over £160,000

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



The Rowans is a charming detached three-bedroom property set in an elevated position close to the centre of Forres High Street. The property offers comfortable and well-presented accommodation arranged on one floor comprising of a lounge with dining area, breakfasting kitchen, utility room, 3 double bedrooms and a bathroom. The property also benefits from a shared gravel driveway leading to the front of the house and the single garage. The private rear garden has a lawn area with fruit trees and a secluded vegetable area. The bungalow would suit a variety of purchasers especially for a couple, family or as a retirement property. Viewing is recommended for this lovely property which offers peace and tranquillity.



Forres is an attractive and popular town with first class hotels, guest houses, medical facilities along with primary and secondary schools. There is an 18-hole golf course and a number of sports are also on offer at the leisure centre with seasonal cricket played in the well maintained Grant Park. The town is also within easy reach of the popular coastal and picturesque village of Findhorn. The whole of the Moray Firth area offers a variety of opportunities for the outdoor enthusiast with golf, fishing, road & mountain biking and hill walking not to mention the diverse flora and fauna.

The accommodation comprises:

The glazed front door and side panel lead into the vestibule area. The vestibule has a fitted carpet.

HALL

Fitted carpet. Large double cupboard and additional built-in storage cupboard.



LOUNGE

5.56x3.76

Large picture window with a door leading to the rear garden and the slabbed patio area. There is also a window looking to the side garden. Decorative stone fireplace and surround with slate effect hearth. To one end of the lounge is the spacious dining area with ample room for dining table and chairs. Fitted carpet.

BREAKFASTING KITCHEN

4.22x3.45

Good range of white coloured floor and wall units with complementary worktops and wall tiling. The electric under oven, hob and cooker hood are included in the price and whilst believed to be in good working order no warranty is given. Space for fridge. Plumbing for a dishwasher. Stainless steel sink and drainer. Window looking to the front and one to the side. Room for a breakfasting table and chairs. Floor mounted boiler for heating and hot water. Vinyl flooring.

UTILITY

2.08x1.19

Window looking to the front. Plumbing for a washing machine and space for a tumble drier. White coloured sink with pedestal. Vinyl flooring.

BATHROOM

2.08x1.86

White coloured 3-piece suite comprising WC, sink with pedestal, and bath. Window looking to the front. Fitted towel rail. Tiled flooring.

DOUBLE BEDROOM 1 (rear)

5.55x3.75

Spacious room with window looking to the rear. Two double built-in wardrobes. Vanity sink and pedestal. Fitted carpet.



DOUBLE BEDROOM 2 (front)

4.26x2.90

Window looking to the front. Double built-in wardrobe. Fitted carpet.

BEDROOM 3

2.70x2.30

Window looking to the front. Built-in wardrobe. Fitted carpet.

OUTSIDE

A shared gravel drive leads to the front of the property and the single garage which has an up-and-over door. There is ample off-road parking for several cars. Steps with a decorative metal hand-rail lead to the front door. The garden is a mix of lawn and gravel areas with mature trees and shrubs. In the private rear garden there is a patio area which is ideal for outside entertaining. There are also a variety of fruit trees and shrubs along with areas of lawn.

OTHER FEATURES

A Home Report for the property is available on www.onesurvey.org/ or from the Selling Solicitors.

The appliances in the kitchen are believed to be in good working order but no warranty is given.

There is a living flame effect fire in the lounge and purchasers would need to satisfy themselves with regards to its operational status as it is believed to have a faulty starter mechanism.

The property is understood to be of Speyrock/Doran style construction. Due to the non-traditional nature of the construction, mortgage lending may be restricted depending upon the individual lender's guidelines.

COUNCIL TAX

Band D

ENERGY RATING

Band E

ENTRY

By arrangement.

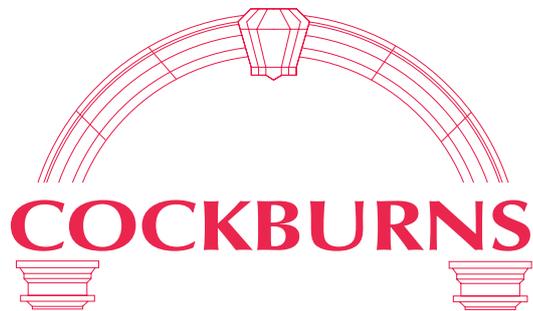
VIEWING

Strictly by appointment by telephoning the Selling Solicitors on 01343 549555.

PRICE

As an indication of price range
Offers Over £160,000 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.