

(inc Macleman & McCulloch)
SOLICITORS & ESTATE AGENTS

18 ROYSDALE PLACE FORRES



MID TERRACED BUNGALOW

- ◆ HALL LOUNGE DINING KITCHEN 2 DOUBLE BEDROOMS BATHROOM
- ◆ FULL GAS CENTRAL HEATING DOUBLE GLAZING
- ◆ GARDEN TIMBER SHED

Offers Over £105,000

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 | 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 delightful 2 bedroomed bungalow situated in a popular residential area of Forres. The property has been extended to enhance the size of the kitchen and provide additional living space. There are 2 bedrooms, a bathroom and a good sized lounge. It has the benefit of gas central heating and double glazing and is complemented by a front and rear garden. The property would benefit from some improvement and there is an opportunity to add value. There is a timber shed in the back garden. Internal viewing is advised to appreciate all this bungalow has to offer.



Forres is an attractive town with a good range of shops and a variety of local amenities. It lies just a few miles from the sandy beaches of the Moray Firth and the popular coastal village of Findhorn. It is approximately an hours drive from the ski slopes at The Lecht and The Cairngorms. Inverness airport is approximately 45 minutes away.

The accommodation comprises:

The two paned front door opens into a hall area. In the hall there is a built-in cupboard housing the electric meter, a fitted carpet and a sunken mat well.

LOUNGE ***4.56 x 4.07***

Window looking to the front. Tiled fireplace. Fitted carpet.



DINING KITCHEN ***3.69 x 4.11***

This room has been extended to provide additional space and room for a dining table and chairs. Range of cream coloured wall and floor units with complementary worktops. Stainless steel sink and drainer. Space for cooker & fridge freezer. Plumbing for washing machine. Window looking to the rear. Canopy style cooker hood. Bespoke cupboard housing the boiler. Window looking to the rear and additional skylight window. Vinyl flooring.



BATHROOM ***2.31 x 1.53***

White coloured WC, sink with pedestal and bath with over-bath shower screen. Complementary wall tiling. Vinyl flooring. Window looking to the rear.

BEDROOM 1 (rear) ***3.34 x 3.18***

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

BEDROOM 2 (front)

3.20 x 2.0

Window looking to the front. Fitted carpet. Built-in wardrobe with hanging rail and shelf.

OUTSIDE

The front garden is laid out mainly in easy to maintain gravel with shrub areas. The rear garden has a lawn area, shrubs and a timber shed.

SPECIAL CONDITIONS OF SALE

A Home Report is available on www.onesurvey.org/ or from the selling solicitors.

COUNCIL TAX

Band B

ENERGY RATING

Band E

ENTRY

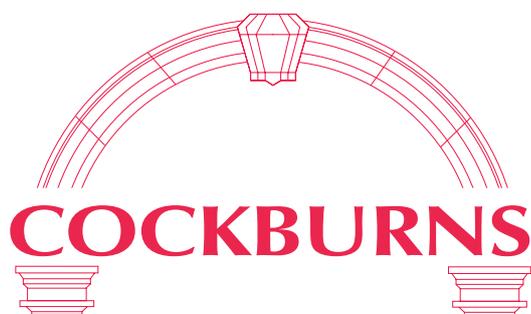
By arrangement

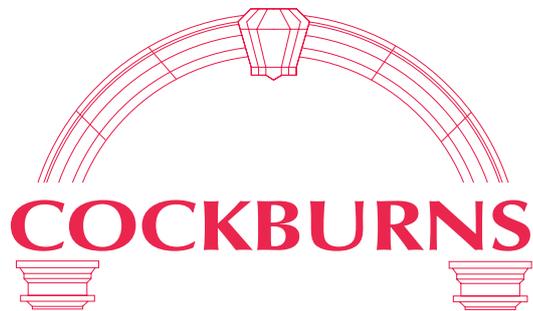
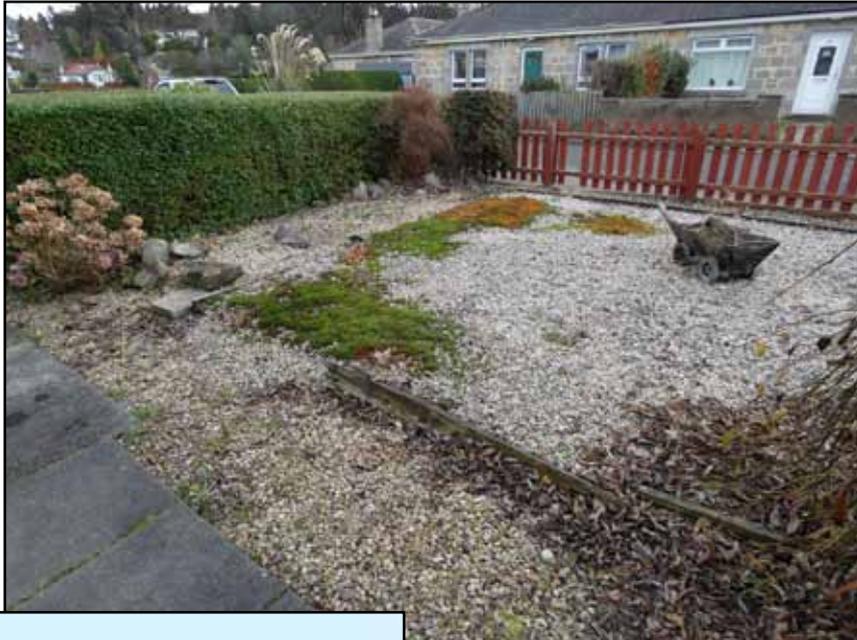
VIEWING

Strictly by appointment by telephoning the selling solicitors on 01343 549555

PRICE

As an indication of price range offers over £105.000 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.