

(inc Macleman & McCulloch)  
SOLICITORS & ESTATE AGENTS

## 23 KNOCKOMIE GARDENS FORRES



### SEMI-DETACHED BUNGALOW

- ◆ HALL LOUNGE DINING KITCHEN 3 BEDROOMS BATHROOM WITH OVER BATH SHOWER
- ◆ FULL GAS CENTRAL HEATING DOUBLE GLAZING
- ◆ GARDEN GARAGE

## Offers Over £175,000

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Offices at

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

Partners Colin Styles, David Adams | Solicitor Claire Sutton



A well-presented semi-detached bungalow located in a popular residential area of Forres. This well thought out home offers a spacious lounge with bay window looking on to the front garden. A large kitchen with ample room for dining room table and chairs. 3 good sized bedrooms and a family bathroom with over bath shower. Other benefits include gas central heating and double glazing. Outside there is off -street parking with a driveway leading to a single garage and an enclosed rear garden. This desirable home would suit a variety of purchasers and 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 timber front door opens into the vestibule area which is carpeted. A 15 paned glazed door leads to the hallway.

**HALL**

Fitted carpet. Two large built-in cupboards providing ideal storage. Hatch to the floored attic which has a ladder and light. Coving.

**LOUNGE**

**4.00 x 3.57**

A bright room with a bay window looking to the front. Fitted carpet. Coving.



**DINING KITCHEN**

**5.10 x 3.32**

Spacious dining kitchen with ample room for dining table and chairs. A range of timber effect wall and floor units with complementary worktops and wall tiling. A centre island provides additional storage. Stainless steel sink and drainer. The gas hob, electric oven, canopy style cooker hood and the tumble drier are included in the sale and whilst believed to be in good working order no warranty is given. Wall mounted gas boiler. Window and door to the rear garden. Space for washing machine. There is also a built-in dishwasher and fridge freezer. Vinyl flooring. Coving.



**BATHROOM**

**2.07 x 1.69**

Family bathroom complete with white coloured WC, sink with pedestal, bath and over bath shower with screen. Complementary wall tiling. Window looking to the rear. Heated towel rail. Vinyl flooring. Coving. Window to the rear.

**DOUBLE BEDROOM 1 (front)**

**3.36x3.00**

Window looking to the front. Built-in wardrobe with sliding mirrored doors. Coving. Fitted carpet.

**DOUBLE BEDROOM 2**

**3.36 x 2.04**

Window looking to the side. Fitted wardrobe with sliding mirrored doors. Fitted carpet. Coving.



**BEDROOM 3 (rear)**

**2.81 x 2.47**

Window looking to the rear. Built-in double wardrobe with sliding mirrored doors. Coving.

**OUTSIDE**

A gravel driveway provides off-road parking for several cars and leads to the single garage. The front garden is laid out in lawn. The enclosed rear garden is also laid out mainly in lawn with shrub borders and a paved patio area. There is also an outside tap.

**SPECIAL CONDITIONS OF SALE**

The gas hob, electric oven, canopy style cooker hood, tumble drier, fridge freezer and dishwasher are included in the sale price and whilst believed to be in working order no warranty is given. A Home Report for the property is available on [www.onesurvey.org/](http://www.onesurvey.org/) or from the Selling Solicitor.

**COUNCIL TAX**

Band D

**ENERGY RATING**

Band C

**ENTRY**

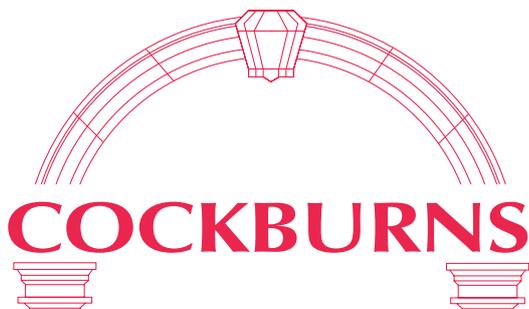
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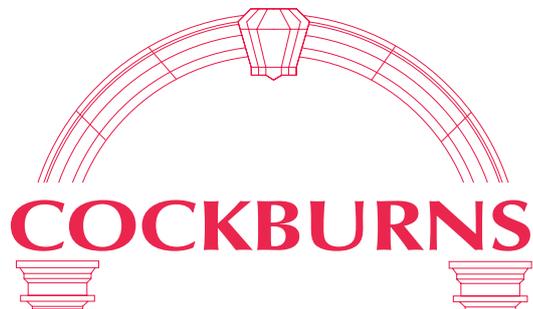
**VIEWING**

Strictly by appointment by telephoning the Selling Solicitors on 01343 549555

**PRICE**

As an indication of price range Offers Over £175,000 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.