

## **SCHEDULE OF PARTICULARS**



### **BUNILLIDH COTTAGE 4 ORCHARD ROAD FORRES IV36 1PJ**

DETACHED BUNGALOW

HALL LOUNGE DINING KITCHEN UTILITY 3 DOUBLE BEDROOMS BATHROOM WITH SHOWER

FULL GAS CENTRAL HEATING DOUBLE GLAZING

GARDEN GARAGE

**OFFERS OVER £180,000**



Bunillidh Cottage is an immaculately presented detached, 3 bedroomed bungalow with a garage. It is located in a popular area of Forres conveniently close to the High Street. The property has the benefit of gas central heating and double glazing. The accommodation offers a spacious lounge with bay window, kitchen with dining area and patio doors opening onto the rear garden. The 3 bedrooms are all a good size and the bathroom also includes a separate shower cubicle. The front garden is well laid out with shrubs and a lawn along with a driveway leading to the large single garage. The rear walled garden offers excellent privacy and provides an easy to maintain outside entertaining area.

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

The accommodation comprises:

The two paned glazed front door opens into a welcoming vestibule area. There is a cupboard housing the electric meter and a wall shelf. A partially glazed door leads into the hall.

#### HALL

The hall provides access to the living areas of the bungalow. There is a cupboard housing the gas boiler and water tank. Another cupboard with a shelf and rail. Fitted carpet. Hatch to the attic.



#### LOUNGE

4.52 x 3.49

A bright room with a bay window looking to the front garden. Timber and brick fireplace with tiled hearth and living flame effect gas fire. Fitted carpet. Picture light and coving.



### DINING KITCHEN

5.94 x 3.13

Spacious room with a window looking to the front garden and patio doors accessing the rear walled garden. There is a comprehensive range of floor and wall units complete with breakfast bar, worktops and wall tiling. The built-in double oven, ceramic hob, cooker hood and dish washer are included in the sale price and whilst believed to be in good working order no warranty is given. Stainless steel 1 1/2 bowl sink. Space for dishwasher. Display shelving and coving. Spacious dining area with ample room for a table and chairs.



### UTILITY ROOM

2.99 x 1.71

Door to front garden and also a door to the rear garden. Space for a fridge and freezer. Wall and floor units. Built-in cupboard currently housing the washing machine and tumble drier. Window looking to the front. Fitted carpet.



### BATHROOM

2.73 x 2.14

Window looking to the rear garden. Timber lined feature ceiling. 4-piece suite comprising white coloured WC, wash hand basin with pedestal, bath and shower cubicle with electric shower. Partially tiled walls. Built-in vanity cupboard and vinyl flooring.



**DOUBLE BEDROOM 1 (rear)**

**4.50 x 3.88**

Window looking to the side garden. Double wardrobe with sliding doors, hanging rail and shelf. Fitted carpet. Coving.



**DOUBLE BEDROOM 2 (front)**

**3.83 x 2.89**

Lovely bright room with a bay window looking to the front garden. Triple built-in wardrobes with hanging rail and shelves. Coving. Fitted carpet.



**BEDROOM 3 (rear)**

**3.60 x 2.73**

Window looking to the rear. This room has a built-in wardrobe and over bed cupboard arrangement which provides excellent storage space. Fitted carpet.



#### OUTSIDE

The well-manicured front garden has a range of flowering plants, shrubs and a small tree. There is also a lawn area which wraps around the side of the bungalow. A short driveway leads to the good-sized single garage which has an up-and-over door light and power.

The rear garden provides a low maintenance entertaining area. It is walled and has a paved area. There is also artificial grass. Along with the back door from the utility room there are patio doors leading out from the dining area. There is also an area for the storage of bins, an outside light and access to the back door of the garage.

#### SPECIAL CONDITIONS OF SALE

The built-in double oven, ceramic hob, cooker hood, washing machine, tumble drier and dishwasher are included in the sale price and whilst believed to be in good 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 Solicitors.

#### COUNCIL TAX

Band D

#### ENERGY RATING

Band F

#### ENTRY

By arrangement.

#### VIEWING

Strictly by appointment. Appointments are available during office hours, evenings and weekends.

#### PRICE

As an indication of price range offers over £ 180,000 are invited.

#### CLOSING DATE

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



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