



SCHEDULE OF PARTICULARS



2 WOODSIDE PARK FORRES IV36 2GJ

DETACHED BUNGALOW

HALL LOUNGE DINING KITCHEN 3 BEDROOMS SHOWER ROOM CONSERVATORY

FULL GAS CENTRAL HEATING DOUBLE GLAZING

GARDEN GARAGE

OFFERS OVER £180,000

This is a well presented detached bungalow located in a popular residential area of Forres. This pleasant home offers a spacious lounge with a large window looking to the front garden. The bungalow has a good sized kitchen with ample units and worktops. A bedroom with patio doors leads to the conservatory and there are 2 additional bedrooms. The shower room has a walk-in shower and wall boarding. Outside there is a driveway providing off street parking leading to a single garage. Other benefits include gas central heating and double glazing. 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 coastal village of Findhorn. It is approximately an hours drive from the ski slopes at The Lecht and Cairngorms.

The accommodation comprises:

The partially glazed front door opens into a vestibule area which in turn leads into the hallway.

HALL

Fitted carpet. Built-in cupboard for storage. Hatch to attic.



LOUNGE

4.03 x 3.57

Window looking on to the front garden. Fitted carpet. Coving.



KITCHEN

3.52 x 2.36

Window looking to the front. Range of wall and floor units with complementary worktops including a breakfast bar and wall tiling. Built-in double oven and hob. 1 ½ bowl granite effect sink. Wall mounted gas boiler. Built-in 11/2 bowl granite effect sink. Space for washing machine, dishwasher and fridge freezer. Laminate flooring.



SHOWER ROOM

3.53 x 1.39

White coloured WC and sink. Walk-in shower. Wet wall boarding and vinyl flooring.



BEDROOM 1

3.40 x 2.54

This room could also be used as a dining room. Two built-in wardrobes. Patio doors to the conservatory. Fitted carpet. Currently there is a pull-down bed arrangement attached to the wall.



CONSERVATORY

2.94 x 2.94

Fitted carpet. Door leading to the rear garden.



BEDROOM 2 (at widest.)

3.53 x 2.39

Window looking to the rear. Fitted carpet. Double wardrobe.



BEDROOM 3

2.57 x 2.49

Window looking to the side. Range of bespoke over-bed cupboards and wardrobes providing ideal storage. Built-in vanity area. Fitted carpet.



OUTSIDE.

The front garden is surrounded by a wall and hedge offering privacy. It is laid out in easy to maintain gravel with ornamental shrubs and trees. In the rear garden there is a sloped timber walkway with handrails providing easy access to the front door especially suitable for wheelchairs and prams. There is a single garage at the rear of the back garden. The back garden is laid out in gravel and there is also a timber fence.

SPECIAL CONDITIONS OF SALE

The appliance in the kitchen, namely the oven and hob, are included in the sale price and whilst believed to be in good working order no warranty is given. The additional white goods in the kitchen may be available by separate negotiation.

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

COUNCIL TAX

Band D

ENERGY RATING

Band C

ENTRY

By arrangement.

VIEWING

Strictly by appointment by telephoning the Selling Solicitors.

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 any time without further intimation.