



2 WEBSTER DRIVE, FORRES IV36 2AG



We are delighted to offer this Superb Newly Built 3 Bedroom Detached Bungalow located within a new housing development of Woodroffe Grange in Forres.

The property was built by renowned builders "Tullochs of Inverness" who have designed this spacious, light and fabulous location with woodland walks, parks and convenience stores all within walking distance.

Accommodation comprises; Entrance Hallway, Spacious Lounge Diner, Kitchen, Master Bedroom with En-Suite, 2 Further Double Bedrooms and a Family Bathroom. Further benefits include Air Source Heat Pump, Double Glazing, Front & Rear Enclosed Garden and Driveway.

An Internal Viewing is Strongly Recommended.

EPC Rating Band C

OFFERS OVER £260,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296



Entrance Hallway - 15'6" x 3'9"

Entrance to the property is through a secure composite door with glazed panel inserts and security chain. Hallway with three bulb light fitting and smoke alarm to the ceiling. Loft access. Wall mounted bell chime and thermostat control for central heating. Double radiator, 2 double power points. Fitted carpet to the floor with entrance matting. Large double built in cupboard for storage and provides access to the fuse box, heating control and houses the mega flow tank. Doors lead to the Lounge, Bedrooms and Family Bathroom.

Lounge - 12'3" x 19'9"

Door with glazed panels door leading to a Beautifully presented Lounge with windows to the front aspect and side aspect with hanging curtains. Further small window also to the side aspect with Roman blind. Two 3 bulb ceiling light fittings to the ceiling, controlled by a dimmer switch. Two double radiators, TV, two, BT and various power points. Fitted carpet to the floor. Ample space available for a dining table and chairs. Door with glazed panels leading to the Kitchen.





Kitchen - 12'5" x 9'11"

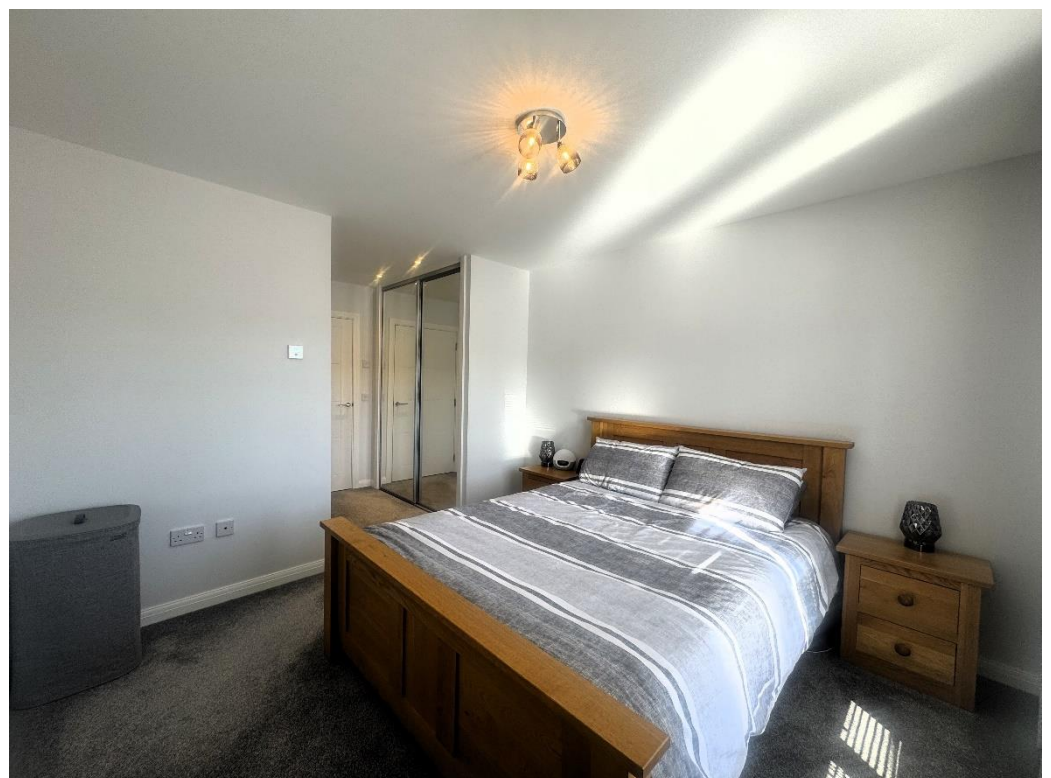
Superb fully fitted Kitchen with a range of base units and wall mounted cupboards with under unit lighting, roll top work surface with co-ordinating up stand. Integrated appliances include a single oven, 4 ring induction hob with stainless steel splash back, overhead extractor, fridge, freezer and dishwasher. Space available for a washing machine. Stainless steel sink, drainer and mixer tap. Recessed spotlight, smoke alarm and xpleair to the ceiling. Double radiator and various power points. Vinyl to the floor. Window overlooking the Garden to the rear of the property with roller blind. Secure uPVC double glazed door with obscure glass leading to the Garden.



Master Bedroom with En-Suite

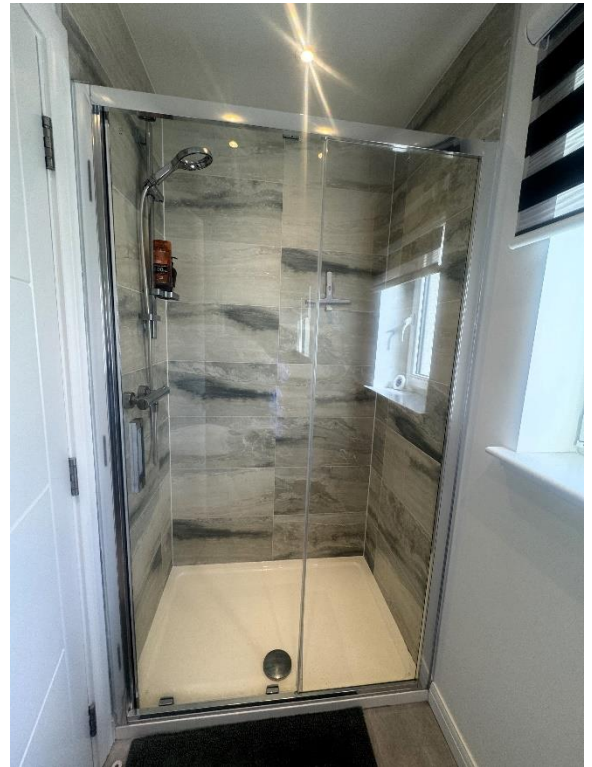
Bedroom - 10'8" x 11'1" & 3'8" x 6'4"

Double Bedroom with windows to the front aspect with fitted blinds and hanging curtains. Fitted carpet to the floor. Double radiator, TV, BT and various power points. Three bulb light fitting and two recessed spotlights to the ceiling. Double wardrobe, fronted by sliding mirror doors and offers hanging and shelved storage. Further built in cupboard which ideally could be utilised as a linen cupboard. Wall mounted heating control. Door leading to Shower Room.



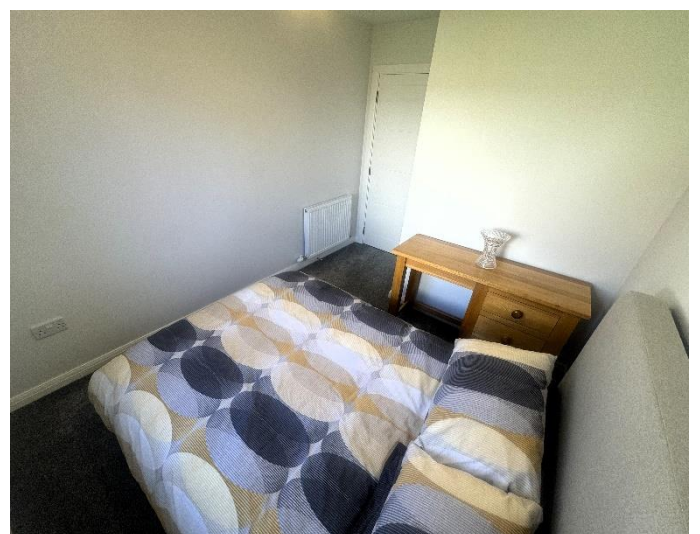
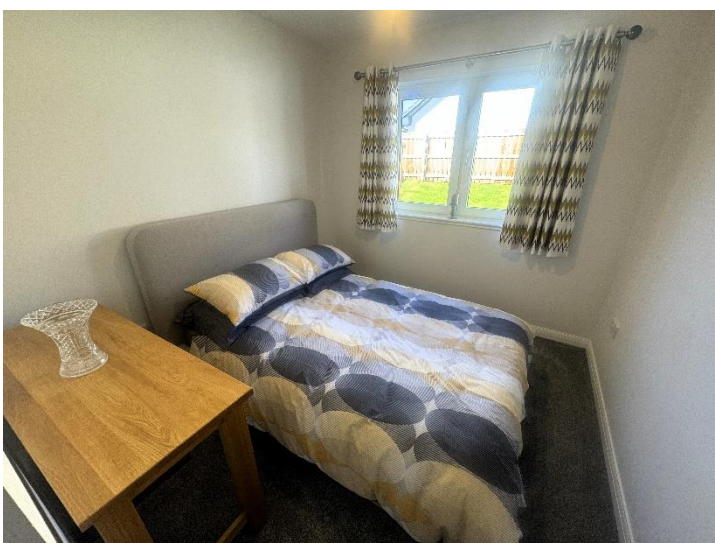
En-Suite Shower Room - 3'10" x 9'8"

Low level W.C with concealed cistern and vanity unit housing the wash hand basin with chrome mixer tap, tiled splash back and wall mounted mirror. Large shower enclosure with electric shower and glass shower screen. Ceramic tiling to the walls. Chrome heated towel rail. Shaving point. Three recessed spotlights and xpleair to the ceiling. Vinyl to the floor. Window with obscure glass to the side aspect with roller blind. Chrome accessories.



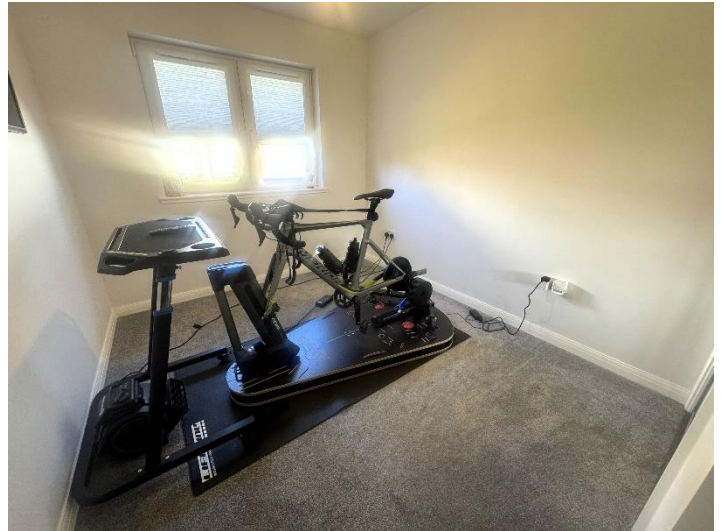
Bedroom 2 - 11'11" narrowing to 9'7" x 8'6" narrowing to 3'7"

Double Bedroom with single pendant light fitting to the ceiling. Single radiator and various power points. Fitted carpet to the floor. Fitted double wardrobe with sliding mirrored doors which provides part shelf and hanging storage. Window to the rear aspect with fitted blinds.



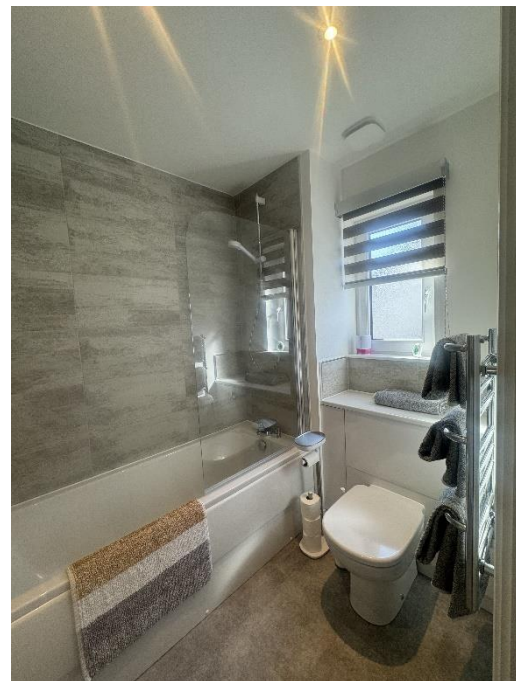
Bedroom 3 - 12'0" narrowing to 9'0" x 9'6"
narrowing to 3'7"

Double Bedroom with window to the rear aspect with chrome curtain pole and hanging curtains. Single pendant light fitting to the ceiling. Carpet to the floor. Various power points. Single radiator.



Family Bathroom - 5'7" x 8'6"

Bathroom with low level WC with concealed cistern, wash hand basin with mixer tap within a vanity unit, ceramic tiled splash back and bath with overhead electric shower and shower screen. Wall mounted mirror. Two recessed spotlights and xplair to the ceiling. Window with obscure glass to the side aspect. Chrome heated towel rail. Ceramic tiling to the walls. Vinyl to the floor.



Driveway, Front & Rear Gardens

The Tarmac driveway provides off road car parking for 3 cars.

The front and side garden is laid to lawn.

The rear garden is fully enclosed within a part timber fence & wall boundary with a secure gate to the driveway. A paved pathway leads to the kitchen door for rear access. The garden is mainly laid to lawn with an area laid to patio, outside tap, electric socket, exterior light and rotary dryer. Timber garden shed which is included in the sale.



Note 1 –

All floor coverings, blinds, curtains, light fittings and integrated appliances are included in the sale.

Council Tax Band D

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment
