



81 Highfield, FORRES IV36 1FN



We are delighted to offer this detached 3 Bedroom Family Home situated in a quiet residential area of Forres.

Accommodation comprises; Entrance Hallway, Lounge, Kitchen, Dining Room, Conservatory, Family Bathroom, Downstairs Bedroom 3. 1st Floor, 2 Double Bedrooms. Further benefits include Gas Central Heating, uPVC Double Glazing. Front and Rear Enclosed Garden, Garage and Driveway.

The property is situated in a quiet part of Town, within an established residential area close to Forres Golf Club. Further amenities including Award Winning Parks, Post Office, Restaurants, Shops and Supermarkets are within walking distance.

Viewing is Strongly Recommended

EPC Rating Band "D"

OFFERS OVER £205,000

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

Entrance to the property is through a secure uPVC door with obscure glazed panel.

Entrance Hallway – 5'11" (1.8m) x 8'11" (2.72m)

Hallway with pendant light fitting, interlinked smoke alarm to the ceiling and carpet to the floor. Single power point. Under stair cupboard providing storage space. Wall mounted coat hooks, Curtain pole with hanging curtain above the door. Doors leading to Lounge, Bedroom 3 and Family Bathroom.

Lounge - 13'4" (4.06m) x 11'8" (3.55m)

Spacious lounge with a pendant light fitting, coved ceiling, double radiator, TV, BT and various power points. Carpet to the floor. Large uPVC double glazed window with hanging voiles, curtain pole and hanging curtains to the front aspect. Open arch to the dining room.





Dining Room - 7'8" (2.33m) x 8'8" (2.64m)

Pendant light fitting, coved ceiling, wood effect laminate to the floor, single radiator and single power point. Interlinked smoke alarm to the ceiling. Double doors lead to the conservatory and an open arch to the kitchen.



Kitchen – 6'10" (2.07m) x 8'8" (2.64m)

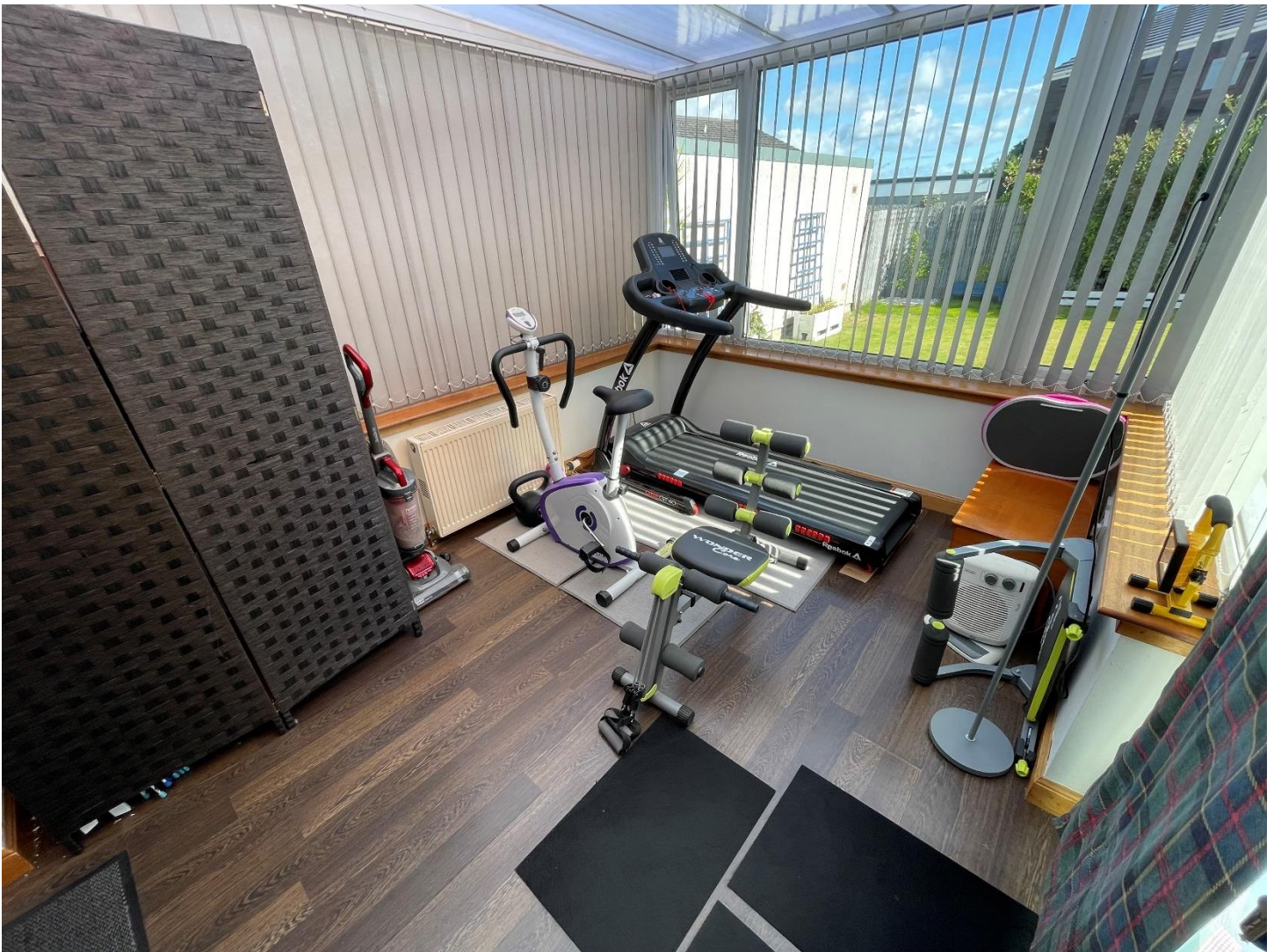
Fitted kitchen with a range of all mounted cupboards and base units with a roll top worksurface and tiled splashback to the walls. Space for a double oven and gas hob with overhead extractor, washing machine and fridge/freezer. Stainless steel sink with chrome mixer tap and drainer. Various power points. Interlinked heat alarm and two smoke alarms. Double glazed window to the rear aspect.





Conservatory – 11'9" (3.57m) x 7'11" (2.4m)

Lovely sunroom with a Dwarf wall, polycarbonate roof and uPVC double glazed windows with fitted blinds. Double doors open out to the patio. Double radiator, various double power points, laminate wood flooring.



Family Bathroom - 5'6" (1.67m) x 8'8" (2.64m)

Bathroom with three-piece suite comprising of a low-level WC, pedestal wash hand basin with chrome mixer tap, jacuzzi shower bath with mains overhead shower, shower screen and full height tiling to the walls. Mid height tiling to the remainder walls. Chrome heated towel rail, wall mounted mirror, mosaic vinyl to the floor, 4 recess halogen spotlights to the ceiling, extractor fan and coved ceiling. uPVC double glazed window to the side aspect with obscure glass.



Bedroom 3 - 8'8" (2.64m) x 7'2" (2.18m)

Ground floor Bedroom with a single pendant light fitting and coving to the ceiling. Carpet to the floor. Double radiator. Various power points. Double glazed window with curtain voile and hanging curtains overlooks the front aspect.

Staircase & Landing

Carpeted staircase with wooden balustrade leads to the 1st floor landing. The Landing provides access to two Double Bedrooms. Pendant light fitting, interlinked smoke alarm, carpet to the floor, built-in cupboard for storage and loft access.

Bedroom 1 - 11'7" (3.52m) x 10'9" (3.27m)

Double Bedroom with a pendant light fitting, double radiator, various power points and fitted carpet. Two built-in wardrobes providing part shelf and hanging storage. uPVC double glazed window with curtain pole and hanging curtains overlooks the front aspect.



Bedroom 2 - 11'8" (3.55m) x 9'6" (2.89m)

Double Bedroom with a pendant light fitting, double radiator, various power points and fitted carpet. Built-in double wardrobes providing part shelf and hanging storage. Further single cupboard houses the Valliant boiler. uPVC double glazed window with curtain pole and hanging curtains overlooks the rear aspect.



Driveway & Garage

Stone chip and slabbed driveway providing off street parking. Garage with up and over door to the front. Further loc block off road car parking space to the front garden area.

Front & Rear Gardens

The front garden has an area to stone chips with a small dyke wall with low forming shrubs. The rear Garden is enclosed within a fence and wall boundary and is mainly laid to lawn. Secure gate provides access to the driveway. Paved patio seating area and a raised paved seating area with views to Findhorn Bay. Plastic storage unit situated to the rear of the Garage. Washing line. Outside tap.





Note 1 - The curtain poles, conservatory and lounge vertical blinds and the cooker are included in the sale.

Note 2 – The white goods in the kitchen and all hanging curtains are not included.