



Wulfrana, Castle Street, Forres, IV36 1PW



We are delighted to present this lovely 2 Bedroom Detached Bungalow with Single Garage which is conveniently positioned within walking distance of Forres High Street and all the amenities.

The Town centre has a variety of Local Retail Shops, Butchers, Bakers, Large Supermarket chains, Post Office and Banking Hub. There are Award Winning Parks, Leisure Facilities and an abundance of Clubs and Societies to join.

Accommodation comprises; Entrance Vestibule, Hallway, Lounge, Kitchen/Diner, 2 Double Bedrooms and a Shower Room. Integral Garage, Enclosed Front and Private Rear Garden.

Further Benefits include Gas Central Heating and Double Glazing.

Internal Viewing is Strongly Recommended.

EPC Rating Band "C"

OFFERS OVER £215,000

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

Entrance Vestibule – 4'5" (1.36m) x 3'8" (1.11m)

Entrance to the property is via a wooden secure door with obscure glass panel insert and side obscure glass windows. Vestibule has a ceiling light fitting, wood flooring and single power point. Double built-in cupboard with carpet to the floor, part shelf and hanging storage. Multi panel glass door to the hallway.



L-Shaped Hallway – 12'10" (3.91m) x 5'1" (1.54m) extends to 6'1" (1.84m) x 3'2" (0.96m)

3 bulb pendant light fitting, smoke alarm, wall mounted bell chime and thermostat control panel. Loft Access. Double radiator, wood flooring, 2 single power points and a carbon monoxide alarm. Two built-in cupboards; one houses the boiler and is utilised as an airing cupboard the other provides access to the fuse box and offers part shelf and hanging storage.



Lounge – 12’9” (3.88m) x 13’0” (3.96m) Max measurement

Lovely rear facing lounge which enjoys fabulous views toward the rear garden. Bright and airy room with two wall mounted light fittings, smoke alarm, double radiator, carpet to the floor, TV, BT and various power points, Double glazed window with vertical blinds, curtain poles and hanging curtains with matching tie backs overlooks the rear aspect. Focal point of the room is an electric fireplace with wood surround and finished with a ceramic tiled hearth and inset.



Kitchen/Diner – 11'11" (3.62m) x 10'6" (3.2m)

Fitted kitchen with a range of wall mounted cupboards and base units with a roll top worksurface which is complemented by ceramic tiled splashback. Integrated appliances include an under counter single oven, ceramic hob with stainless steel chimney style extractor fan. 1 ½ stainless steel sink with chrome mixer tap and drainer. Space for a fridge. Recess halogen spotlights to the ceiling operated on a dimmer switch. Heat detector, double radiator, various power points and wood effect vinyl to the floor. Double glazed window with vertical blinds, chrome curtain pole and hanging curtains to the rear aspect. Ample space for a table and chairs. Door to the garage.



Bedroom 1 – 10'1" (3.07m) x 9'10" (2.99m)

Double bedroom with a pendant light fitting, single radiator, 2 double power points and carpet to the floor. Built-in double wardrobe which provides part shelf and hanging storage. Double glazed window with vertical blinds, curtain pole and hanging curtains to the front aspect.



Bedroom 2 – 10'11" (3.32m) x 10'2" (3.1m) plus door access

Double bedroom with a pendant light fitting, single radiator, 2 double power points and carpet to the floor. Built-in single wardrobe which provides part shelf and hanging storage, further double wardrobe offering shelved and hanging storage. Double glazed window with vertical blinds, curtain pole and hanging curtains to the front aspect.



Shower room – 6'1" (1.84m) x6'7" (1.99m)

3-piece white suite comprising of a pedestal sink with chrome mixer tap, low level W.C and corner shower enclosure with Mira Sport electric shower, full height tiled walls, shower tray and glass retractable shower doors. Mid height tiling to the remainder walls which is complimented by ceramic tiled flooring. Wall mounted mirror. White heated towel rail. Obscure double-glazed window with vertical blinds and hanging voile to the side aspect.



Front & Rear Garden

The front garden is partially enclosed within a wall and fence boundary with wrought iron gates to secure the driveway. The garden to the front is mainly laid to lawn with established shrubs around the perimeter. A paved pathway provides access to the side and rear through a secure timber gate. The rear garden offers a fabulous space to enjoy outdoor activities. The garden has a large area of lawn for easy maintenance, established trees, flower borders and a small area to paved patio for external dining. Large privacy hedge and wall boundary for security. Outside tap and light.





Driveway & Garage – 18'4" (5.59m) x 9'10" (2.99m)

A stone chip and slabbed driveway provides off road car parking and access to the Integral single garage. Up and over door the front aspect, service door to the rear and further access to the kitchen. Corrugated roof, breeze block walls, single glazed window to the rear. Double power point. Strip light fitting and are to the rear with workbench.

Note 1

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

Council Tax Band "C"

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.

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
