



12 White Road, Forbeshill
Forres
IV36 1FB



Located in a popular residential area of Forres, we are pleased to offer this lovely 3 Bedroom Detached Bungalow with a Garage.

The property is conveniently located for easy access to the A96 and the Town Centre of Forres. Forres benefits from local Primary and Secondary schools, supermarkets, leisure facilities, shops, golf course and award-winning parks.

Accommodation comprises; entrance porch, hallway, spacious lounge, kitchen/diner, 3 bedrooms, and a bathroom. Further benefits include detached garage, own driveway, front & rear enclosed gardens, uPVC double glazing and gas central heating.

An internal viewing is strongly recommended.

EPC Rating "C"

OFFERS OVER £230,000

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

Entrance Porch – 8'8" (2.64m) x 5'5" (1.64m)

Entrance to the property is via a timber framed porch with double glazed windows and a wood door with glass panel insert. The porch has a ceiling light fitting, wood linings, and wood effect vinyl to the floor. Multi panel glass door leads to the hallway.

Hallway – 12'4" (3.76m) x 4'10" (1.46m) extends to 13'10" (4.21m) x 3'1" (1.16m)

L shaped Hallway with 2 pendant light fittings, interlinked smoke alarm, papered ceiling finished with coving. Loft access via Ramsay ladder to partially floored loft which houses the combi boiler. Two single power points, radiator and carpet to the floor. Narrow cupboard fronted by wooden louvre doors provides access to the fuse box. Further built-in storage cupboards with wooden louvre doors provides part shelving. Doors lead to the Lounge, Kitchen, 3 bedrooms and Bathroom.



Lounge – 17'4" (5.28m) x 12'6" (3.81m)

Spacious front facing lounge with 2 ceiling light fittings, papered ceiling finished with coving, interlinked smoke alarm, large double radiator, fitted carpet, various power points, TV points. A large uPVC double glazed picture window with vertical blinds overlooks the front aspect. A multi-panel glass door leads to the kitchen and hallway.





Kitchen/Diner – 20'6" (6.25m) x 8'8" (2.64m) extends to 16'0" (4.88m) x 10'5" (3.17m)

Modern fitted kitchen with a range of wall mounted high gloss cupboards with under unit lighting and matching base units with a quartz work surface and upstand with glass feature splash back to the walls. Integrated appliances include an induction hob with overhead extractor hood, an eye level electric double oven, microwave, dishwasher, washing machine, fridge and fridge/freezer, Composite sink with mixer tap and drainer. 3 ceiling lights, heat detector, various power points, double radiator and wood effect vinyl flooring. A uPVC double glazed window overlooks the rear aspect. A secure uPVC door with obscure glass panel insert provides access to the garden. Ample space available to accommodate a dining table and chairs. Double sliding doors lead out to the front garden patio.





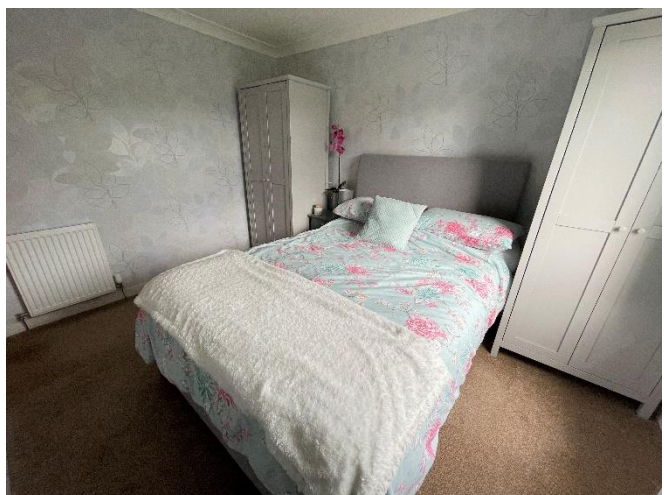
Bedroom 1 – 8'9" (2.66m) x 12'4" (3.76m) plus door access

Double bedroom comprises a single light fitting, papered ceiling finished with coving, single radiator, various power points, Tv point and fitted carpet. A Built-in double wardrobe provides shelf and hanging storage. A uPVC double glazed window with curtain pole overlooks the front aspect.



Bedroom 2 – 11'8" (3.55m) x 8'11" (2.72m)

Double bedroom comprises single pendant light fitting, papered ceiling finished with coving, fitted carpet, various power points and a single radiator. A uPVC double glazed window with chrome curtain pole overlooks the rear aspect.



Bedroom 3 – 12'4" (3.76m) x 8'1" (2.46m)

Single bedroom comprises single pendant light fitting, papered ceiling finished with coving, fitted carpet, various power points and a single radiator. Built-in double wardrobe fronted by wooden louvre doors provides part shelf and hanging storage. A uPVC double glazed window with chrome curtain pole overlooks the rear aspect.



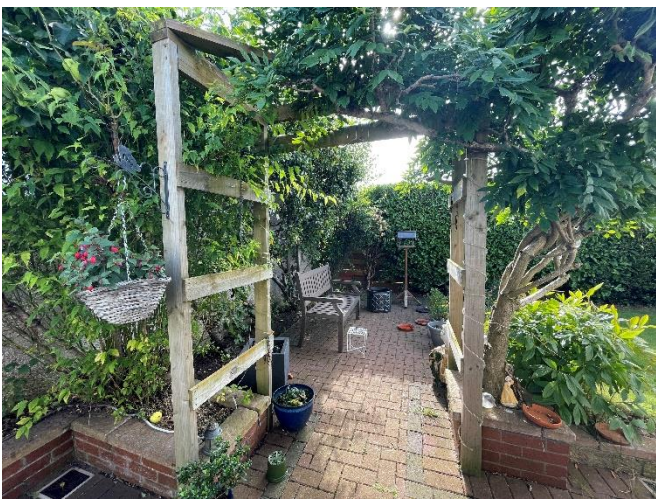
Bathroom – 6'3" (1.89m) x 8'8" (2.64m)

4-piece white suite comprising a W.C, vanity sink with chrome mixer tap and wall mounted medicine cabinet fronted by mirror doors. Corner shower enclosure with electric shower, tray, full height tiling to the walls and glass sliding doors. Bath with chrome mixer tap. Full height tiling to the remainder walls, recessed spotlights to the ceiling, extractor fan single radiator, chrome heated towel rail and vinyl flooring. Obscure uPVC double glazed window overlooks the side aspect.



Front & Rear Gardens

The front garden is mostly laid to lawn with a large privacy hedge to the front. Flower borders, corner rockery and established tree. Loc bloc pathway leads to the side patio. Raised planter with stone chips and stepped access outside the front door. Secure timber gate provides access to the rear garden. The rear garden has an area to lawn within a dwarf wall, loc block patio, greenhouse, timber shed, timber pergola arch with climbers. Apple and pear trees, and a privacy hedge. Outside tap.



Driveway & Garage

Loc block driveway to provide off road car parking. A detached garage with up and over door to the front, service door to the side and window to the rear. Single light fitting and various power points.

Note 1 –

All floor coverings, light fittings (excluding lamp shades), integrated appliances and blinds are included in the sale. The curtains are not included in the sale.

Council Tax Band “D”

