



2 REDCRAIGS PLACE, FORRES IV36 2GG



We are delighted to offer this beautifully presented 3 Bedroom Detached Bungalow located in a quiet residential area on the outskirts of Forres.

The property is situated in a cul-de-sac and is in a semi-rural position. The Town of Forres is just a short drive away and provides all the local amenities including, supermarket chains, post-office, award-winning butchers and bakers, health service and recreational leisure facilities.

Accommodation comprises of an Entrance Vestibule, Hallway, Dining Kitchen, Utility Room, Lounge, Conservatory, Master Bedroom with En-Suite, 2 Further Double Bedrooms and a Family Bathroom. Further benefits include LPG Gas Central Heating, Double Glazing, Double Driveway, Garage and Large Garden.

Viewing is Strongly Recommended

EPC Rating E

OFFERS OVER £350,000

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

Entrance through secure composite double glazed door with decorative panel and decorative panel to the side.

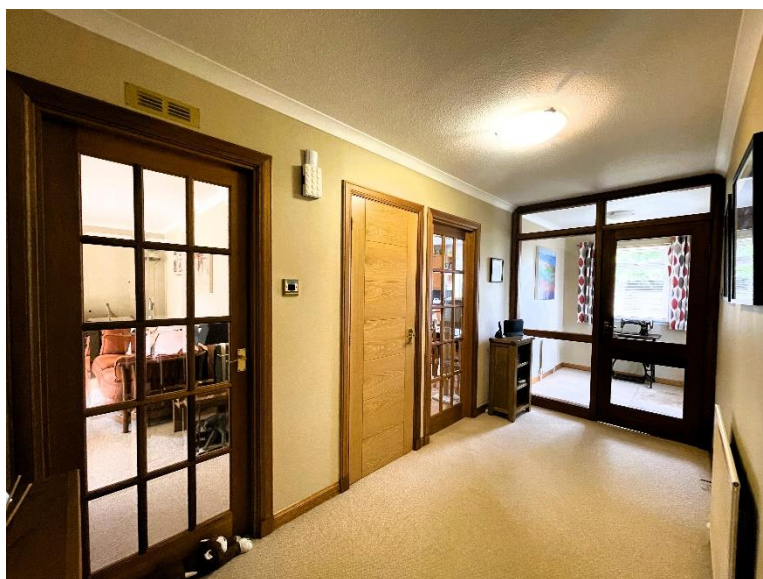
Vestibule - 5'10" x 7'1"

Vestibule with window to the front aspect with venetian blind and curtain pole. Single light fitting and coving to the ceiling. Carpet to the floor. Single radiator. Glazed door leading to the Hallway with glazed panel to the side.



Entrance Hallway

Welcoming Hallway with two single light fittings, smoke alarm and coving to the ceiling. Loft access. Carpet to the floor. Single radiator. Three built in cupboards providing hanging and shelved storage. Power point and BT point. Wall mounted bell chime. Doors leading to the Lounge, Kitchen, Bedrooms and Family Bathroom.



Lounge - 15'1" x 17'4"

Beautifully presented Lounge with window to the side aspect with venetian blind. 8 bulb light fitting, controlled by a dimmer switch and coving to the ceiling. Carpet to the floor. BT, TV and various power points. Two double radiators. Glazed doors leading to the Conservatory, with curtain pole.



Conservatory - 14'1" x 13'5"

Conservatory with dwarf wall and windows overlooking the Garden to the rear of the property, with fitted blinds and polycarbonate ceiling. Ceiling light incorporating an oscillating fan. Wood effect laminate to the floor. Various power points. Double radiator. uPVC double glazed door with glazed panel leading out to the Garden.



Kitchen - 13'0" x 17'10"

Fabulous Kitchen which is fully fitted with a range of base units, wall mounted cupboards with under & over unit lighting and wine rack. Work surface with co-ordinating splash back. Integrated appliances include a 5 ring induction hob, overhead extractor and eye level double oven. Stainless steel sink, drainer and mixer tap. Twenty recessed spotlights to the ceiling. Tile effect Karndean flooring. Two windows, one to the front aspect and a further to the side aspect, both with roller blinds. Recess to accommodate a large fridge freezer. Various power points and TV point. Double radiator. Ample space available for a large dining table and chairs. Door leading to the Utility Room. Built in cupboard providing shelved storage.



Utility Room - 5'0" x 9'2"

Useful Utility Room with base units and wall mounted cupboards. Work surface. Stainless steel sink, drainer and mixer tap. Various power points. Wall mounted Worcester gas fired boiler. Hive heating system control and carbon monoxide alarm. Wood effect vinyl to the floor. Window to the side of the property. uPVC double glazed door with obscure glazed glass, leading out to the Garden at the side of the property.



Master Bedroom with En-Suite Shower Room

Bedroom - 12'2" x 13'5"

Light and airy Bedroom with window to the front aspect with venetian blind and curtain pole. Three bulb light fitting to the ceiling. Carpet to the floor. TV point and various power points. Double radiator.



En-Suite Shower Room - 7'2" x 6'2"

Shower Room with low level WC, shower enclosure with overhead electric shower and pedestal wash hand basin. Ceramic tiling from floor to ceiling. Storage unit. 4 recessed spotlights and xpelair. Window to the front aspect with obscure glass. Wall mounted heated towel rail. Chrome accessories. Wall mounted mirror and shaving point.



Bedroom 2 - 15'3" x 9'9"

Bedroom with window to the rear aspect with curtain pole. 3 bulb light fitting to the ceiling. Carpet to the floor. Double wardrobe offering hanging and shelved storage. Double radiator and various power points.



Bedroom 3 - 9'8" x 13'7"

Bedroom with window to the rear aspect with curtain pole. Double wardrobe, fronted by mirror doors, offering hanging and shelved storage. Carpet to the floor. Double radiator and various power points.



Family Bathroom - 9'5" x 6'0"

Modern Family Bathroom with low level WC with concealed cistern, vanity unit with wash hand basin, bath with overhead mains shower and concertina shower door. Ceramic tiling from floor to ceiling. Wall mounted mirror. Window with obscure glass to the front aspect. Chrome accessories.



Driveway & Garage

Driveway with off street parking for several cars and garage with up and over door to the front and service door to the rear of the Garage. The garage has power, light and water.

Front & Rear Gardens

Beautifully kept Garden, to the front of the property, a neatly manicured lawn is framed by vibrant flower borders, mature shrubs, and plants, all enclosed by a charming low-level wall. To the side, a secluded paved patio offers a peaceful seating area - perfect for relaxing or entertaining.

The extensive rear garden offers a generous expanse of lawn, ideal for outdoor activities or family enjoyment, bordered by a mix of hedges and fencing for privacy. Mature shrubs and fruit trees add character and seasonal interest. Additional features include a garden shed, cat run, a designated area for a rotary dryer, and convenient bin storage.

Note 1 - All floor coverings, blinds and light fittings are included in the sale.

Council Tax Band Currently E





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.

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.
