



## **DRUMDUAN COTTAGE, FORRES IV36 1AG**



An exceptional opportunity to acquire this beautifully presented, stone built, 2 Bedroom Cottage, thoughtfully upgraded by the current owner to blend timeless charm with modern comfort.

Nestled in the heart of Forres, this property is a true hidden gem, perfect for those seeking character, convenience and a touch of elegance.

Situated within walking distance of Forres High Street. The property offers easy access to shops, schools, transport links, supermarkets and services including sports and leisure facilities.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge, Rear Hall, Kitchen, Sunroom/Dining Room, 2 Bedrooms and a Family Bathroom. This property benefits further from Gas Central Heating, Double Glazing, Garden and Driveway.

EPC Rating Band D

## **OFFERS OVER £205,000**

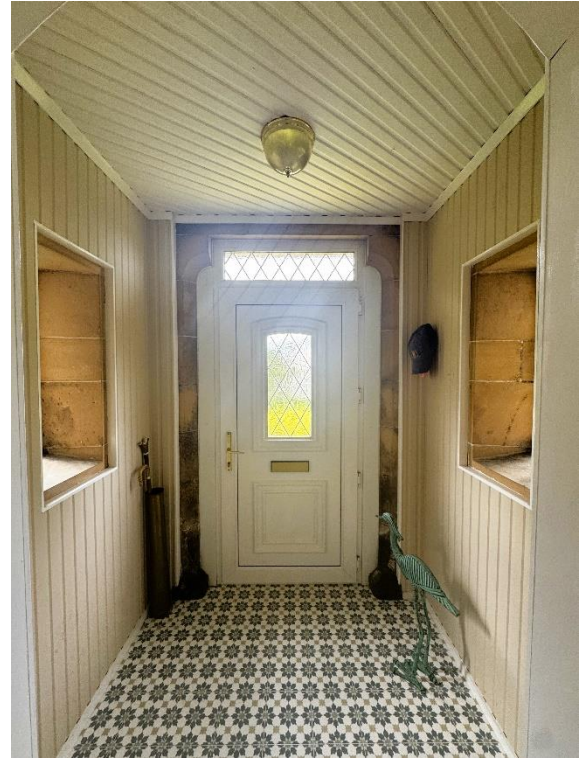
**Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296**

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### **Entrance Vestibule - 4'6" x 5'8"**

Entry to the property is via a uPVC double glazed door with an opaque glazed panel insert and an overhead coordinating window, leading into a welcoming vestibule. This space features, original character, with sandstone open walls, deep windowsills and curved stone craftsmanship. Two opaque double-glazed windows overlook the side gardens, ceiling light fitting, painted wood cladding to the ceiling finished with coving. Tile effect vinyl to the floor. Wall mounted coat hooks and open arch to the hallway.



### **Hallway - 4'8" x 4'10"**

The Hallway offers a warm transition through the home, complete with pendant light fitting, coved ceiling, smoke detector, single radiator, single power point and BT point. Carpet to the floor. Multi-panel glass door leads to the lounge and a further door to Bedroom 1.

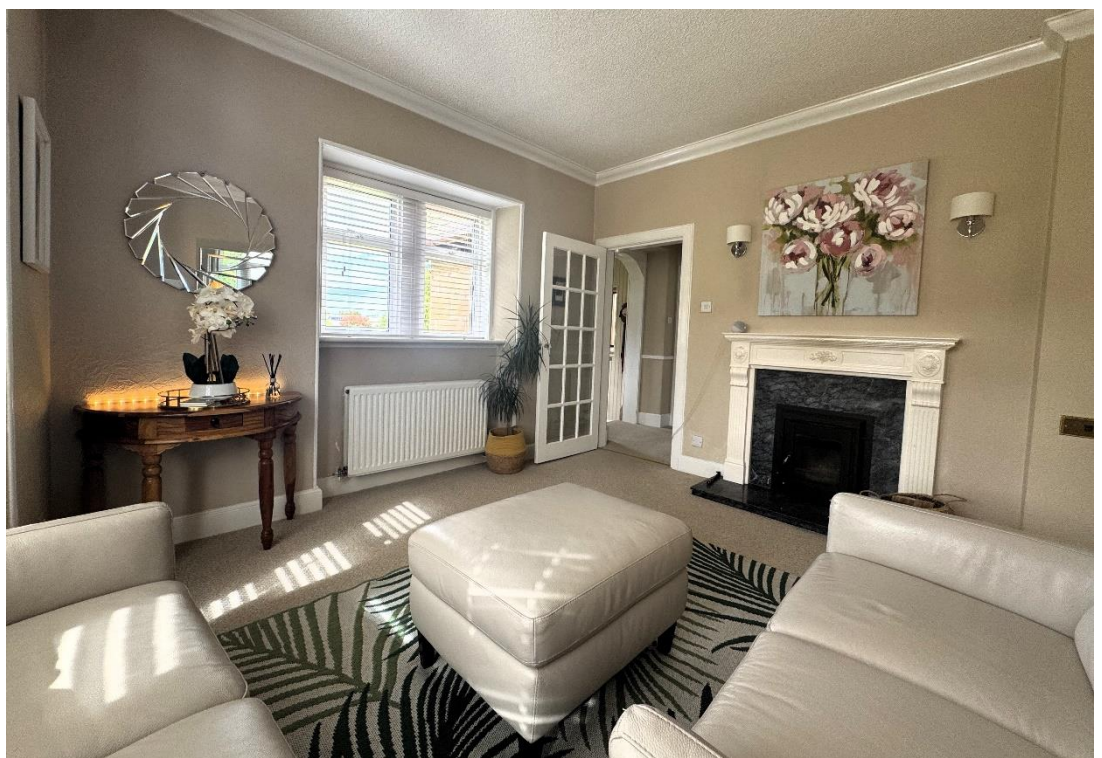
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### Lounge - 14'4" x 15'4"

A spacious and beautifully presented, light filled Lounge featuring a fireplace with wood burner, marble hearth, inset and painted wooden surround and mantel. The room benefits from a single recessed light fitting, coving, smoke alarm, double radiator and various power points. Two wall mounted light fittings. Deep skirtings, that add character and charm. Bay windows to the front and side of the property, with white wooden blinds. Carpet to the floor. TV, BT and various power points.







### **Rear Hallway**

Hallway provides access to the Kitchen, Bedroom 2 and Shower Room.

### **Kitchen - 8'5" narrowing to 2'7" x 6'62 extending to 9'8"**

Tastefully refurbished Kitchen with a range of wall mounted cupboards, base units with a roll top work surface ceramic tiling to the walls. Integrated appliances include a 4 ring electric hob with overhead extractor and under counter single oven. Space for a washing machine and fridge/freezer. Stainless steel circular sink with chrome mixer tap and drainer. Various power points. Single radiator. 4 bulb ceiling light fitting. Double glazed window with venetian blind and xpelair to the rear aspect. Tile effect vinyl to the floor. Control panel for the heating. Open arch to the Dining Room/Sunroom.







**Dining Room/Sun Room - 11'1" x 9'4"**

Light and airy, nicely presented and currently used as a Dining Room, great space for a variety of uses. Windows to the rear and side aspect with venetian blinds. Painted wood linings. Tile effect vinyl on the floor. Ample space is available for a large dining table and chairs. One recessed light fitting and coving to the ceiling. Various power points. uPVC double glazed door with obscure glazed panel leading out to the Garden.

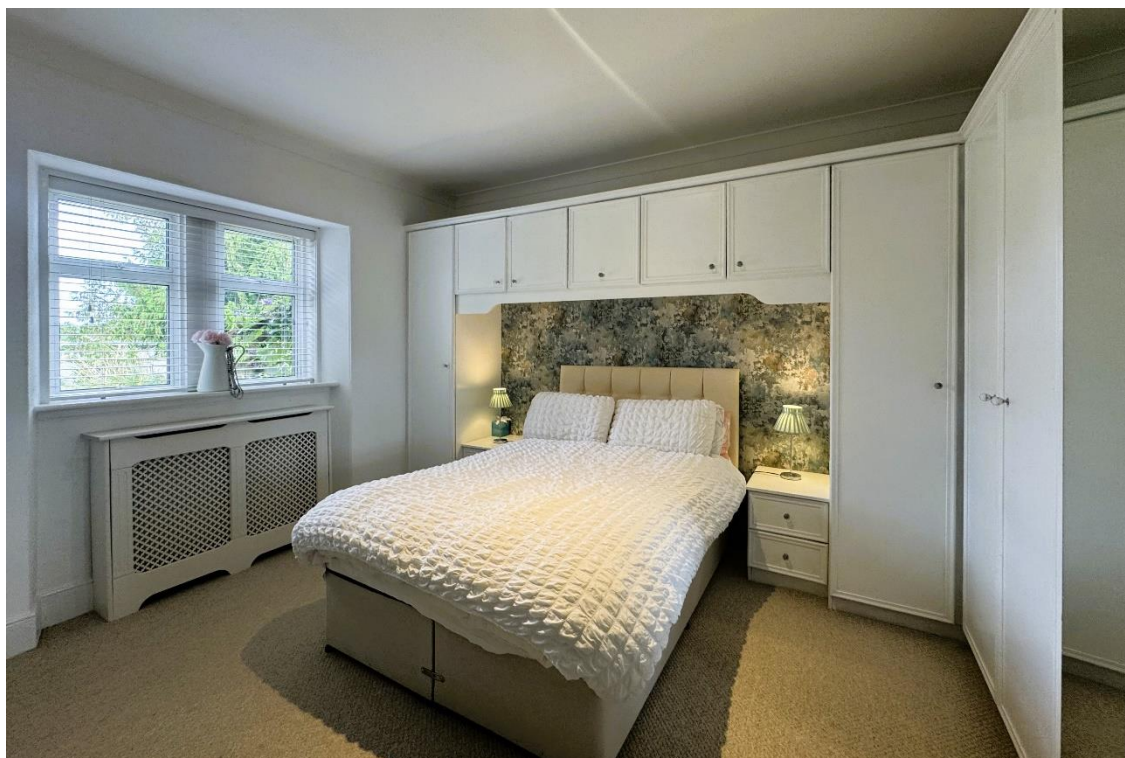






**Bedroom 1- 11'10" (3.6m) x 12'4" (3.76m) plus wardrobe space**

Large double bedroom with period features including high ceilings and deep skirtings. Pendant light fitting, coved ceiling and carpet to the floor. Double radiator and various power points. Wood surround and mantle for the old fireplace. (Currently not in operation) uPVC double glazed window with painted wooden blinds and overlooks the front aspect. Built in wall-to-wall storage solutions with part shelf and hanging storage fronted with part mirror doors.







**Bedroom 2 - 9'11" x 7'3"**

Bedroom with single recessed light fitting, coved ceiling and deep skirtings. Single radiator. Carpet to the floor. BT and various power points. uPVC double glazed window with venetian blinds overlooks the side aspect. Loft access via a Ramsay ladder.



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### **Shower Room - 6'9" x 5'5"**

Newly fitted Shower Room with WC, wash hand basin with mixer tap, within a vanity unit, providing storage space and large shower enclosure with overhead mains shower. Wet wall finish. Laminate to the floor. One recessed spotlight to the ceiling and xpelair. Wall mounted chrome heated towel rail.



### **Driveway & Garden**

The property boasts a generous wrap-around walled garden, accessed via a secure gate and framed by double wrought iron gates leading to a stone-chipped driveway with off-street parking for several vehicles. The garden is predominantly laid to lawn and beautifully enhanced by mature trees, pampas grass, and a variety of established shrubs and bushes along the boundary wall, offering year-round colour and privacy.

Two stunning Indian stone patio areas provide ideal spaces for alfresco dining and entertaining—one with a solid roofed shelter and the other featuring a charming pergola-style structure. A large timber shed offers excellent storage, and an external tap adds convenience for garden maintenance. With ample space and scope for further planting, this garden is a true haven for outdoor living.









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**Note 1 –**

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

Council Tax Band Currently “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.

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.

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