

## 27 Allan Drive, Forres, IV36 2JX



We are delighted to offer this immaculately presented three bedroom detached Bungalow with Garage and Car Port situated in a quiet but central location of the picturesque town of Forres.

DETACHED BUNGALOW  
THREE BEDROOMS  
IMMACULATE CONDITION  
QUIET RESIDENTIAL AREA  
FREEHOLD  
GAS CENTRAL HEATING  
UPVC DOUBLE GLAZING  
GARDENS  
DRIVEWAY  
GARAGE  
CAR PORT  
COUNCIL TAX BAND D  
EPC RATING D

Offers Over  
£230,000

This beautifully presented three bedroom detached Bungalow is located in a quiet residential area within close proximity of Forres Health Centre, all transport links, shops and local amenities.

The property benefits from UPVC Double Glazing and Gas Central Heating. The good sized accommodation comprises: spacious Lounge/Kitchen/Diner with a high spec. modern fully fitted Kitchen incorporating a good selection of wall and base mounted units, integrated oven, hob and cooker hood together with ample room to facilitate a family sized dining table for all of your informal dining requirements. There are French Doors off the Kitchen which lead into a bright and airy Sun Room providing a lovely view over the rear garden. The property boasts three good sized Double Bedrooms and a stylish Family Bathroom with three piece suite, shower over the bath, heated towel ladder and under sink storage.

Outside, the property sits in privately enclosed gardens. The front garden is laid to lawn, offset with a selection of mature shrubs and bushes. The rear garden is slabbed with a raised bank which backs onto nearby woodland creating a lovely scenic backdrop. Driveway, Garage and Car Port.

This property would make an ideal family home and an internal viewing is highly recommended to appreciate the bright, spacious accommodation and attractive decor on offer.





If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Entrance Hallway: 3.73m x 1.18m (11'1" x 3'10")
- Kitchen/Lounge/Diner: 6.00m x 3.60m (19'8" x 11'10")
- Sun Room: 3.44m x 2.32m (11'3" x 7'7")
- Bedroom 1: 4.12m x 3.62m (13'6" x 11'10")
- Bedroom 2: 3.20m x 2.60m (10'6" x 8'6")
- Bedroom 3: 4.12m x 2.29m (13'3" x 7'6")
- Bathroom: 1.92m x 2.30m (6'4" x 7'7")
- Garage: 7.08m x 3.18m (23'3" x 10'5")



**Water**

Mains

**Drainage**

Mains

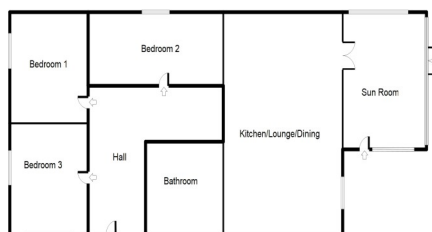
**Broadband**

Wireless\*

**Mobile Coverage**

Available\*

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

