

****REDUCED FIXED PRICE—£20,000 UNDER VALUATION****

29 Balnageith Rise, Forres, IV36 2HF



We are delighted to offer this attractive four bedroomed detached house situated in a popular and desirable residential area of the picturesque town of Forres.

DETACHED HOUSE

FOUR BEDROOMS

FREEHOLD

DESIRABLE RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

AIR SOURCE HEAT PUMP

TIMBER DOUBLE GLAZING

TIMBER SHED

DRIVEWAY

SOLAR PANELS

COUNCIL TAX BAND E

EPC RATING B

Fixed Price
£250,000

This well presented four bedroomed detached house is located in a popular residential area located close to all local amenities, shops and transport links. The well proportioned property benefits from Timber Double Glazing and an Air Source Heat Pump.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with large bay window to the front allowing natural light to flood in, modern full fitted dining Kitchen with patio doors to the rear garden and a good selection of wall and base mounted units, integrated oven, hob and cooker hood together with ample space to facilitate a large family dining table, w.c., Dining Room with arch to hallway and a well proportioned Utility Room providing additional storage and washing facilities. There are four good sized double bedrooms with the Master benefitting from an en-suite Shower Room with walk-in shower cubicle and heated towel ladder together with a nicely decorated Family Bathroom incorporating three piece suite, shower over bath and under sink storage.

Outside, the property sits in privately enclosed gardens to both the front and rear. The front garden is laid to lawn with loc bloc driveway. The large rear garden is also laid to lawn with a slabbed area providing an ideal space for entertaining or catching the afternoon sun.

Timber Shed. The property also benefits from solar panels.

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





- Vestibule: 1.73m x 1.38m (5'8" x 4'6")
- Lounge: 4.78m x 3.48m (15'8" x 11'5")
- Kitchen/Diner: 4.77m x 3.49m (15'8" x 11'5")
- Dining Room: 3.15m x 2.98m (10'4" x 9'9")
- Utility Room: 3.49m x 1.72m (11'5" x 5'8")
- W.C.: 1.73m x 1.58m (5'8" x 5'2")
- Bedroom 1: 4.09m x 3.99m (13'5" x 13'1")
- En-suite Shower Room: 1.96m x 1.57m (6'5" x 5'2")
- Bedroom 2: 3.95m x 3.48m (13'0" x 11'5")
- Bedroom 3: 3.08m x 2.71m (10'1" x 8'10")
- Bedroom 4: 5.13m x 3.00m (16'10" x 9'10")
- Bathroom: 2.94m x 1.85m (9'8" x 6'1")



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.