

# CLUNY ESTATE AGENTS

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## Rannoch Lodge, Nelson Road, Forres IV36 1DR



A rare opportunity has arisen to purchase this immaculately presented four bedroom detached Bungalow situated in a much sought after and enviable residential location of the picturesque town of Forres.

DETACHED BUNGALOW  
FOUR BEDROOMS  
IMMACULATELY PRESENTED  
FREEHOLD  
PRIVATELY ENCLOSED LARGE GARDENS  
PATIO AREA  
GAS UNDERFLOOR CENTRAL HEATING  
TIMBER DOUBLE GLAZING  
SUN ROOM  
PRIVATELY ENCLOSED GARDENS PROVIDING LOVELY VIEWS  
DRIVEWAY  
GARAGE  
TIMBER SHED  
LOG STORE  
COUNCIL TAX BAND F  
EPC RATING C  
F326

Offers Over  
£500,000

This stunning four bedroomed detached Bungalow is located in a much sought after residential area of the picturesque town of Forres and is in walk-in condition throughout.

The well proportioned property benefits from Timber Double Glazing and Gas Underfloor Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge/ Diner with large windows allowing natural light to flood in and providing lovely views over the garden, modern fully fitted Kitchen with a good range of wall and base mounted units, integrated fridge freezer, dishwasher and Range Master Cooker together with an island to the centre creating an ideal food preparation area. There is a well proportioned Utility Room providing additional storage and washing facilities together with a beautifully presented Sun Room incorporating a wood burning stove to the centre of the room creating a lovely focal point and French Doors leading out to the garden.

The property benefits from four good sized Double Bedrooms with an en-suite located off the principle Bedroom and a “Jack and Jill” en-suite Shower Room located off two further bedrooms. There is also a large Family Bathroom comprising a three piece suite with free standing bath.

Loft and Basement providing additional space/storage.

Outside, the property sits in immaculately presented gardens, laid to lawn with a large patio area providing an ideal space for entertaining or catching the afternoon sun. Timber Shed, Garage and Log Store. There is also a large driveway providing ample parking facilities.

This immaculately presented property is set in an enviable location and would make a lovely family home.

The washing machine, tumble drier and freezer are included in the sale together with all of the window coverings and light fittings.

Viewing is highly recommended to appreciate the attractive décor and bright and spacious accommodation 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**

Vestibule:	1.58m x 1.17m	(5'2" x 3'10")
Lounge/Diner:	7.56m x 4.78m	(24'10" x 15'8")
Sun Room:	4.62m x 4.39m	(15'2" x 14'5")
Kitchen:	7.10m x 4.36m	(23'4" x 14'4")
Utility Room:	2.46m x 2.27m	(8'1" x 7'5")
Bedroom One:	4.05m x 3.98m	(13'3" x 13'1")
En-Suite:	2.40m x 1.77m	(7'10" x 5'10")
Bedroom Two:	2.68m x 3.19m	(8'10" x 10'6")
Bedroom Three:	3.36m x 2.77m	(11'0" x 9'1")
Jack & Jill En-Suites:	2.29m x 1.88m	(7'6" x 6'2")
Bedroom Four:	3.97m x 2.67m	(13'0" x 8'9")
Bathroom:	3.00m x 1.97m	(9'10" x 6'6")
Garage:	5.47m x 4.28m	(17'11" x 14'0")



#### 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.