

**CLUNY** ESTATE  
AGENTS

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**\*\*REDUCED PRICE\*\* £8,000 UNDER VALUATION\*\***

8 Councillors Walk, Forres,  
IV36 1HA



We are delighted to offer this immaculately presented two bedroom detached Bungalow situated in a desirable residential location of the picturesque town of Forres.

DETACHED BUNGALOW  
TWO BEDROOMS  
FREEHOLD  
DESIRABLE RESIDENTIAL AREA  
PRIVATELY ENCLOSED GARDENS  
GAS CENTRAL HEATING  
UPVC DOUBLE GLAZING  
TIMBER SHED  
DRIVEWAY  
COUNCIL TAX BAND D  
EPC RATING D

**F331**

Offers Over  
£182,000

This immaculately presented two bedroomed detached Bungalow is located in a desirable residential area and is in excellent condition throughout. The well proportioned property benefits from UPVC Double Glazing and Gas Central Heating.

The good sized accommodation comprises: bright and spacious Lounge, modern fitted Kitchen incorporating wall and base mounted units and glass panelled door leading out to the back garden, two good sized double bedrooms benefitting from built in wardrobes providing ample storage facilities and a modern Shower Room with large walk-in shower enclosure.

The property benefits from a large floored loft area incorporating velux windows which presents an ideal conversion opportunity.

Outside, the property sits in privately enclosed gardens to both the front and rear, laid to lawn with a patio area to the rear providing a lovely space for entertaining or catching the sun. Driveway, Timber Shed and large metal shed/garage.

This charming property would make a lovely home and an internal viewing is highly recommended to appreciate the bright and spacious accommodation on offer.



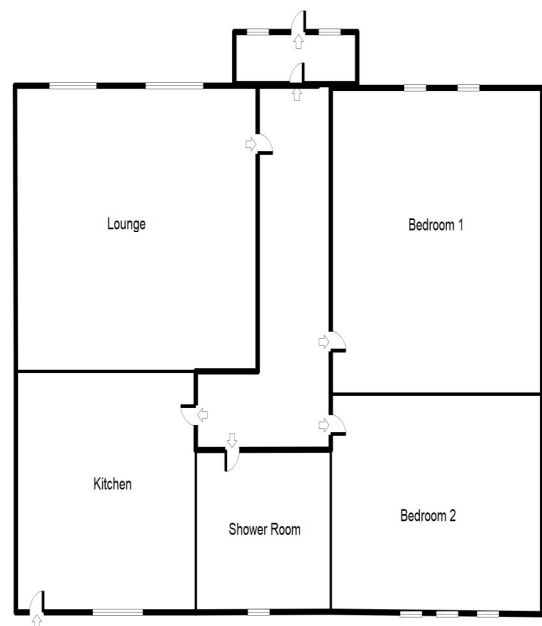




If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836



- Vestibule: 2.73m x 1.31m (8'11" x 4'4")
- Lounge: 4.41m x 4.24m (14'5" x 13'11")
- Kitchen: 3.16m x 3.29m (10'5" x 10'10")
- Bedroom 1: 3.83m x 3.82m (12'7" x 12'6")
- Bedroom 2: 3.83m x 3.17m (12'7" x 10'5")
- Shower Room: 2.13m x 2.00m (7'0" x 6'7")
- Loft: 9.47m x 3.09m (31'1" x 10'2")



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.