

80 Forbeshill, Forres, IV36 1JL



We are delighted to offer this two bedroom semi-detached house located in a popular residential area of the picturesque town of Forres.

SEMI-DETACHED HOUSE

TWO BEDROOMS

FREEHOLD

POPULAR RESIDENTIAL AREA

LARGE CORNER PLOT

PRIVATELY ENCLOSED GARDENS

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

GARAGE

DRIVEWAY

TIMBER SHED

COUNCIL TAX BAND C

EPC RATING C

E339

Offers Over
£160,000

This well presented two bed roomed semi-detached house is situated on a large corner plot boasting views towards Findhorn Bay. The property which is located in a popular residential area is in good condition throughout and benefits from UPVC Double Glazing and Gas Central Heating.

The good sized accommodation comprises: spacious Lounge, bright and airy Kitchen incorporating a good selection of wall and base mounted units, integrated oven, hob and cooker hood, two good sized double bedrooms benefitting from built in storage and a Shower Room with walk-in shower cubicle and heated towel ladder.

Outside, the property sits in privately enclosed gardens to both front and rear, laid to lawn. Driveway, Timber Shed and Garage.

The property benefits from newly installed internal insulation on the external walls of the shower room and lounge together with roof and loft insulation. The complete roof was replaced in January 2023.

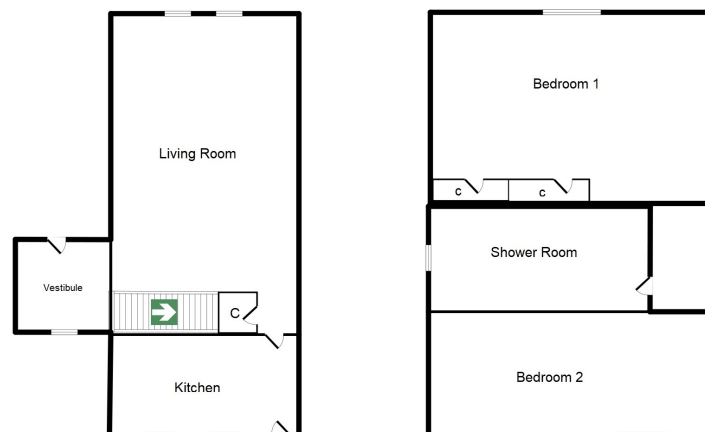
An internal viewing is highly recommended to appreciate the bright and spacious accommodation on offer.





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

- Vestibule: 2.21 m x 1.33m (7'3" x 4'4")
- Lounge: 5.07m x 3.46m (16'7" x 11'4")
- Kitchen: 3.42m x 2.12m (11'3" x 6'11")
- Bedroom 1: 3.74m x 2.81m (12'3" x 9'3")
- Bedroom 2: 3.74m x 2.39m (12'3" x 7'10")
- Shower Room: 2.73m x 1.69m (9'0" x 5'6")
- Garage: 5.54m x 3.00m (18'2" x 9'10")
- Timber Shed: 2.40m x 1.77m (7'10 x 5'10")



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.