

3 Logie Cottages, Forres, IV36 1EG



We are delighted to offer this attractive two bedroom single storey mid-terraced Bungalow situated in an ideal location close to all amenities, shops and transport links of the picturesque town of Forres.

MID-TERRACED BUNGALOW

TWO BEDROOMS

IMMACULATELY PRESENTED

FREEHOLD

IDEAL LOCATION

PRIVATELY ENCLOSED GARDENS

PV SOLAR PANELS (contributing to electric)

AIR SOURCE HEAT PUMP CENTRAL HEATING

UPVC DOUBLE GLAZING

TIMBER WORKSHOP

2 X LOG STORES

TIMBER SHED & BIKE STORE

STREET PARKING

COUNCIL TAX BAND B

EPC RATING B

Offers Over
£160,000

This immaculately presented two bedroomed mid-terraced Bungalow is situated in an ideal location close to all amenities, shops and transport links. The well proportioned property benefits from UPVC Double Glazing, PV Solar Panels and Air Source Heat Pump Heating.

The good sized accommodation comprises: spacious Lounge with a wood burning stove to the centre of the room creating a lovely focal point, bright and airy Kitchen incorporating a built in oven, hob and cooker hood, two good sized bedrooms and a nicely decorated Family Bathroom with three piece suite, shower over the bath and under sink storage.

Outside, the property sits in privately enclosed gardens to both front and rear, laid to lawn with a selection of mature shrubs, hedges and bushes. There is a Timber Workshop, two Log Stores, Timber Shed and Bike Store.

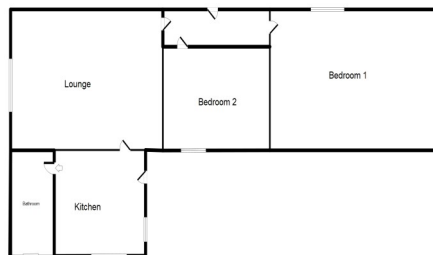
The light fittings are included in the sale. None of the curtains are included
Some of the white goods may be available.

This is a charming property set in an ideal location and would make a lovely home. Viewing is highly recommended to appreciate the bright and spacious accommodation on offer.





- Lounge: 4.51m x 4.34m (14'10" x 14'3")
- Hallway: 2.60m x 1.08m (8'6" x 3'6")
- Kitchen: 3.14m x 2.77m (10'4" x 9'0")
- Bedroom 1: 4.59m x 4.31m (15'1" x 14'2")
- Bedroom 2: 2.65m x 3.01m (8'9" x 9'10")
- Bathroom: 3.11m x 1.47m (10'2" x 4'10")
- Timber Workshop: 5.68m x 1.98m (18'8" x 6'6")



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.