

****REDUCED FIXED PRICE**REDUCED FIXED PRICE****

34 Knockomie Rise, Forres, IV36 2HG



We are delighted to offer this three bedroomed detached house with garage situated in a popular residential area of the picturesque town of Forres.

DETACHED HOUSE

THREE BEDROOMS

FREEHOLD

DESIRABLE RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

GAS CENTRAL HEATING

TIMBER DOUBLE GLAZING

INTEGRAL GARAGE

GARDENS

CONSERVATORY

GRAVEL DRIVEWAY

COUNCIL TAX BAND E

EPC C

Fixed Price
£259,700

This well presented three bedroomed detached house is located in a popular residential area close to all amenities, shops and transport links. The well proportioned property benefits from Timber Double Glazing and Gas Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with bay window to the front allowing natural light to flood in, well proportioned Dining Room, modern fully fitted Kitchen benefitting from a good range of wall and base mounted units, gas hob and built in oven, w.c., Conservatory, Utility Room and three good sized double bedrooms incorporating built in wardrobes providing ample storage. There is an en-suite shower room located off the Master bedroom and a Family Bathroom with three piece suite, under sink storage and shower over the bath.

Outside, the property sits in privately enclosed, gardens to both front and rear, laid to lawn offset with a selection of mature shrubs and trees. Gravel Driveway and Garage.

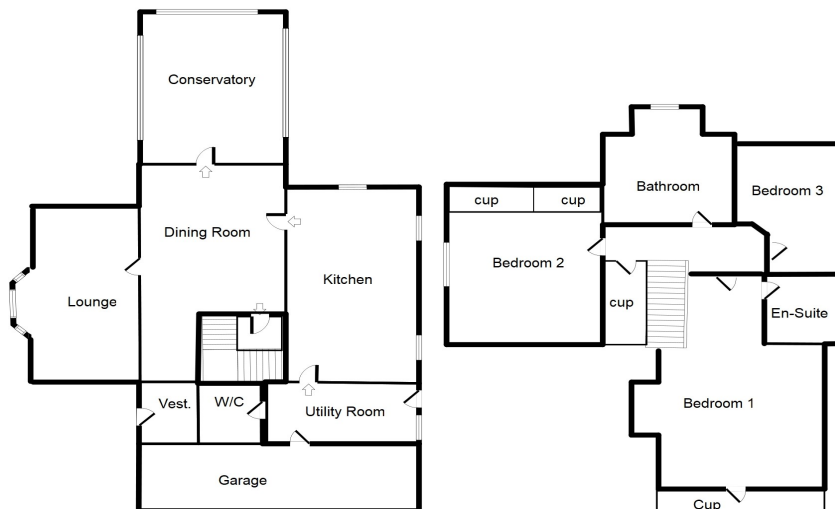
This lovely property would make an ideal family home and an internal viewing is highly recommended to appreciate the bright and spacious accommodation on offer.





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

- Vestibule: 1.73 m x 1.40m (5'8" x 4'7")
- Lounge: 4.78m x 3.49m (15'8" x 11'5")
- Conservatory: 3.58m x 3.32m (11'9" x 10'11")
- Kitchen/Diner: 4.78m x 3.49m (15'8"x11'5")
- Dining Room: 3.15m x 2.98m (10'4" x 9'9")
- Utility Room: 3.55m x 1,72m (11'8" x 5'8")
- W.C.: 1.72m x 1.58m (5'8" x 5'2")
- Bedroom 1: 4.06m x 3.97m (13'4" x 13'0")
- En-suite: 1.98m x 1.57m (6'6" x 5'2")
- Bedroom 2: 3.97m x 3.49m (13'0" x 11'5")
- Bedroom 3: 3.09m x 2.73m (10'2" x 9'0")
- Bathroom: 2.95m x 1.86m (9'8" x 6'1")
- Garage: 5.14m x 3.01m (16'10" x 9'10")



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.