

CLUNY ESTATE AGENTS

91 High Street, Forres, IV36 1AA

T 01309 673836

E forres@clunys.co.uk

W www.clunys.co.uk

8 Mannachie Gardens, Forres, IV36 2WP



We are delighted to offer this immaculately presented three bedroomed detached house with garage situated in a quiet residential location of the picturesque town of Forres.

DETACHED HOUSE
THREE BEDROOMS
FREEHOLD
PRIVATELY ENCLOSED GARDENS
GAS CENTRAL HEATING
TIMBER DOUBLE GLAZING
GARAGE WITH ELECTRIC DOOR
BLOCK PAVED DRIVEWAY
2 x TIMBER SHEDS WITH POWER & LIGHTS
COUNCIL TAX BAND E
EPC RATING C

Offers Over
£250,000

This immaculately presented three bedroomed detached house with garage is located in a popular residential area and is within walking distance of all local 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 large window to the front allowing natural light to flood and a fireplace to the centre of the room creating a lovely focal point, downstairs w.c., modern fully fitted Dining Kitchen incorporating a good range of wall and base mounted units, integrated oven, hob and cooker hood, Dining Room with patio doors to the rear providing a lovely view over the garden.

On the upper floor can be found three good sized Double Bedrooms all benefitting from built in wardrobes providing ample storage facilities together with a stylish Family Bathroom with three piece suite and shower over the bath.

Outside, the property sits in privately enclosed gardens to both the front and rear laid to lawn. The back garden also has a slabbed patio area providing an ideal space for relaxing or catching the afternoon sun. Driveway, Garage (housing the washing machine and boiler) with an electric door and two sheds benefitting from power and lighting.

This beautifully presented property is in walk-in condition throughout and would make an ideal family home. An internal viewing is highly recommended to appreciate the bright and spacious accommodation on offer.







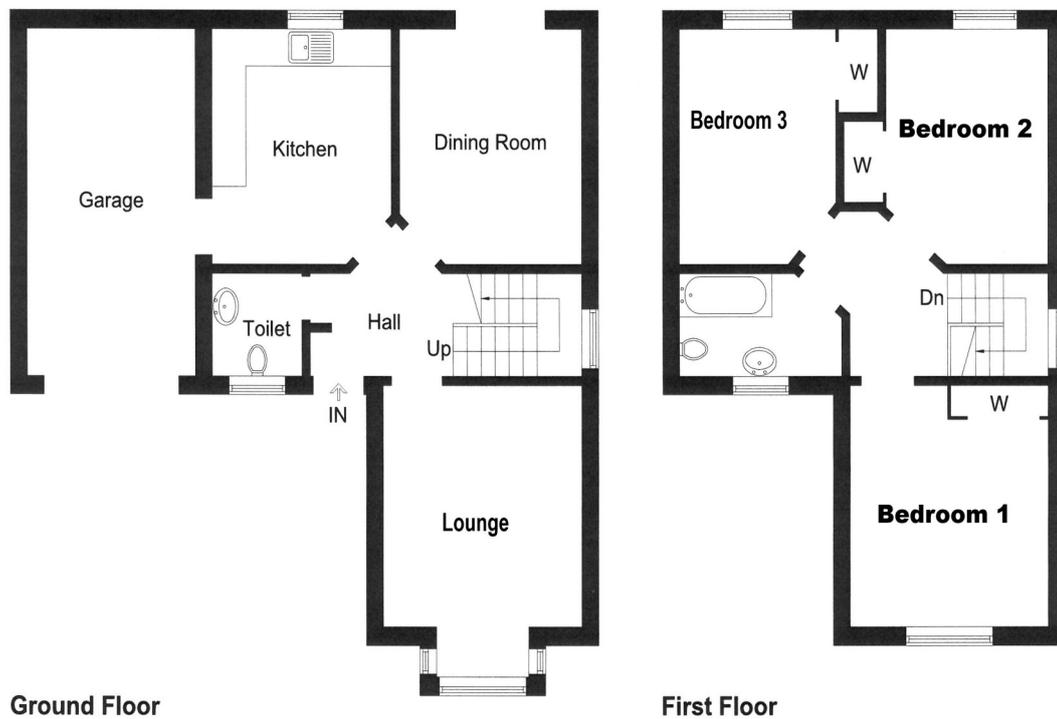






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01309 673836**

Kitchen:	3.48m x 2.87m	(10'5" x 9'5")
Dining Room:	3.58m x 3.47m	(11'9" x 11'5")
Lounge:	3.57m x 5.07m	(11'8" x 16'8")
W.C.	1.76m x 1.20m	(5'9" x 3'11")
Bedroom One:	3.57m x 3.48m	(11'9" x 11'5")
Bedroom Two:	3.47m x 2.87m	(11'5" x 9'5")
Bedroom Three:	3.46m x 2.87m	(11'4" x 9'5")
Bathroom:	2.87m x 1.77m	(9'5" x 5'10")
Garage:	5.52m x 3.02m	(18'1" x 9'11")



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.