

## 134 Anderson Crescent, Forres, IV36 1NE



We are delighted to offer this immaculately presented two bedroom mid-terraced house situated in a popular residential area of the picturesque town of Forres.

MID-TERRACED HOUSE

IMMACULATEDLY PRESENTED

TWO BEDROOMS

FREEHOLD

POPULAR RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

LARGE GRAVEL DRIVEWAY

SUMMER HOUSE (with power and light) & TIMBER SHED

COUNCIL TAX BAND A

EPC RATING C

**F358**

Offers Over  
£125,000

This immaculately presented two bedroom mid-terraced house 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 UPVC Double Glazing and Gas Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with patio doors allowing natural light to flood and providing scenic views over the back garden. There is a wood burning stove to the centre of the room creating a lovely focal point. The modern fitted Kitchen benefits from a good range of wall and base mounted units, integrated oven, hob and cooker hood. There are two good sized double bedrooms with built in wardrobes providing ample storage facilities and a nicely decorated Shower Room with large walk-in corner shower cubicle and under sink storage.

Outside, the property sits in privately enclosed gardens to both the front and rear. There is a large gravel driveway to the front with the rear garden laid to lawn offset with a selection of mature shrubs, fruit trees (apple and pear), bushes, and slabs together with a decked area providing an ideal spot for entertaining or catching the afternoon sun. There is a gate leading from the back garden onto a selection of woodland walks.

Summer House and Timber Shed.

All of the white goods are included in the sale. There is a mostly floored loft with ladder. This property is beautifully presented throughout and an internal viewing is highly recommended to appreciate the attractive internal décor.





- Vestibule: 1.91m x 1.24m (6'3" x 4'1")
- Lounge: 5.28m x 3.26m (17'4" x 10'8")
- Kitchen: 5.41m x 2.09m (17'9" x 6'10")
- Bedroom 1: 4.31m x 2.47m (14'2" x 8'1")
- Bedroom 2: 3.10m x 2.65m (10'2" x 8'8")
- Shower Room: 2.04m x 1.70m (6'8" x 5'7")



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.