



## **3 St. Leonards Drive Forres, IV36 1GD**



We are delighted to offer this Spacious Detached 3-Bedroom Bungalow with double garage which is located within the desirable area of Cluny Hill.

The property is well positioned within walking distance of Forres high street, Grant Park, schools, swimming pool and leisure facilities. The thriving Town of Forres benefits further from regular bus and train services serving the North of Scotland.

Accommodation comprises; entrance vestibule, hallway, lounge, dining room, conservatory, kitchen/diner, utility room, Master Bedroom, 2 further double bedrooms, family bathroom and shower room. Further benefits include front and rear garden, large driveway with access to the double garage. Gas central heating and uPVC double glazing.

An internal viewing is strongly recommended.

EPC Rating Band "D"

## **OFFERS OVER £280,000**

**Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296**

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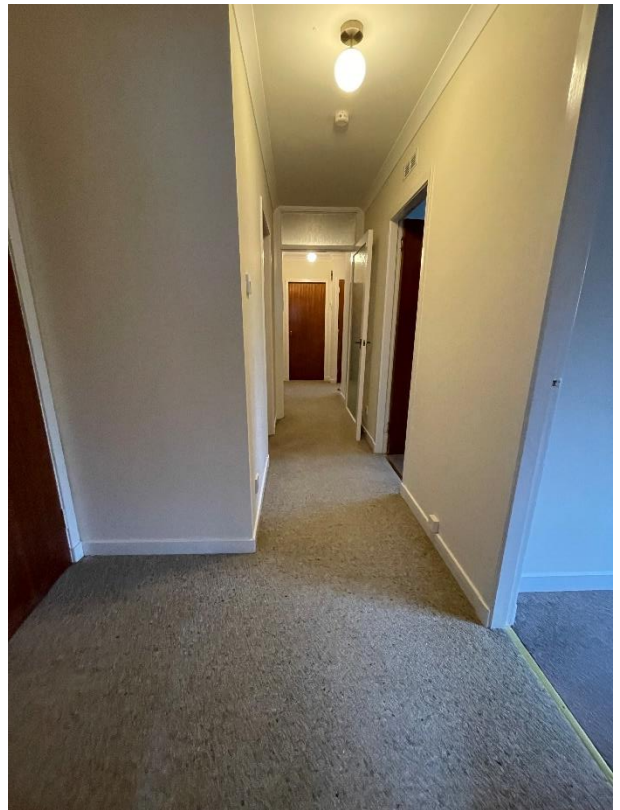
**Entrance Vestibule – 6'7" (1.99m) x 3'5" (1.03m)**

Secure uPVC door with ornate glass panel window. Further obscure uPVC side window. Ceiling light fitting, coved ceiling, carpet matting to the floor. Built-in cupboard houses the fuse box. Door with glass panels leads to the hallway.

**L-Shaped Hallway – 10'9" (3.27m) x 4'2" (1.26m) extends to 9'1" (2.76m) x 3'2" (0.96m)**

Ceiling light fitting, smoke alarm, heat detector, wall mounted bell chime, thermostat control for central heating, large single radiator and carpet to the floor. Two built-in cupboards for storage; one provides wall mounted coat hooks and the other shelving and access to the hot water tank.

Door to the lounge, kitchen and further door to rear hallway.



**Lounge – 11'9" (3.57m) x 17'10" (5.43m)**

Lovely bright and spacious room with 3 bulb ceiling light fitting operated on a dimmer switch, coved ceiling, smoke alarm, carpet to the floor. Large uPVC double glazed window overlooks the front aspect with hanging curtains. Large double and single radiator, TV and various power points. Open arch to the dining room. Focal point of the room is a stone-built fireplace with wooden mantle.

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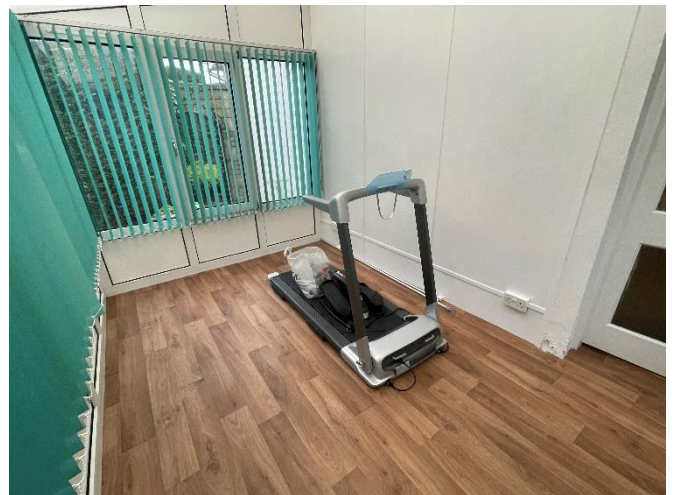
**Dining Room – 12'1" (3.68m) x 9'9" (2.96m)**

3 bulb ceiling light fitting, coved ceiling, carpet to the floor, large single radiator, BT and various power points. uPVC double glazed window with hanging curtains overlooks the rear aspect. Multi panel glass door to the kitchen and further door to the conservatory.



**Conservatory – 7'8" (2.33m) x 12'2" (3.71m)**

uPVC windows with fitted blinds and secure door to the rear garden. Polycarbonate roof. Two double power points, laminate wood effect vinyl.





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**Kitchen/Diner – 11'9" (3.57m) x 10'0" (3.05m)**

Fitted kitchen with a range of wall mounted cupboards with open display storage and under unit lighting. Base units with a roll top worksurface and tiled splash back to the walls. 4 ring gas hob with overhead extractor hood, single oven, stainless steel sink with chrome mixer tap and drainer. Various double power points, vinyl to the floor. Small double radiator, 2 spotlight fittings, extractor fan, heat detector, covered ceiling and alcove with recess shelving. Built-in pantry cupboard. Space for a table and chairs. uPVC double glazed window with roller blind to the rear aspect. Door to the utility room, dining room and hallway.





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### **Utility Room – 7'9" (2.35m) x 12'4" (3.76m)**

Practical utility with base units with a roll top worksurface and part ceramic tiled splash back to the walls. Space for a fridge/freezer, washing machine and tumble dryer. Stainless steel sink with chrome mixer tap and drainer. Wall mounted Worcester boiler, various power points, 2 ceiling light fittings, coved ceiling and pulley ainer. Vinyl to the floor. Small double radiator, wall mounted coat hooks and uPVC window and secure uPVC door leads out to the rear garden.



### **Rear Hallway – 12'5" (3.78m) x 3'3" (0.98m) extends to 6'2" (1.87m) x 4'4" (1.31m)**

Second hallway which provides access to the 3 bedrooms, shower room and bathroom. 2 ceiling light fittings, coved ceiling loft access, smoke alarm and carpet to the floor. BT point and single power point.

### **Bedroom 1 – 15'3" (4.64m) x 8'10" (2.69m) plus wardrobe recess**

Double bedroom with Two uPVC double glazed window with venetian blinds which overlooks the side and rear aspect. Two ceiling light fittings, coved ceiling, coved ceiling, carpet to the floor, large double radiator, various power points and two double built-in wardrobes fronted by mirror sliding doors provides part shelf and hanging storage.



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**Bedroom 2 – 10'8" (3.25m) x 10'9" (3.27m)**

Double bedroom with uPVC double glazed window with curtains which overlooks the front aspect. Pendant light fitting operated on a dimmer switch, further wall mounted light, coved ceiling, carpet to the floor, single radiator, various power points and built-in wardrobe fronted by wooden sliding doors provides part shelf and hanging storage.



**Bedroom 3- 10'10" (3.3m) x 9'11" (3.02m)**

Double bedroom with uPVC double glazed window with curtains which overlooks the front aspect. Pendant light fitting, coved ceiling, carpet to the floor, large single radiator, various power points and built-in wardrobe fronted by wooden sliding doors provides part shelf and hanging storage.





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**Family Bathroom – 6'2" (1.87m) x 6'2" (1.87m)**

Low level W.C and sink with chrome mixer tap set within a vanity unit. Bath with chrome mixer tap and over bath wall mounted mira shower with full height tiling to the walls and shower curtain. Mid height tiling around the remainder walls, chrome heated towel rail, vinyl to the floor, ceiling light fitting, extractor fan and obscure uPVC double glazed window to the rear aspect. Chrome accessories.



**Shower Room – 5'7" (1.7m) x 6'2" (1.87m)**

Low level W.C, pedestal wash hand basin with chrome mixer tap. Corner shower enclosure with mains operated shower, full height tiling to the walls with mid height tiling around the remainder walls. Chrome heated towel rail, wall mounted vanity unit, shaver point, wood effect vinyl to the floor. Further chrome heater and accessories. Ceiling light fitting, coved ceiling, extractor fan and large velux window to the rear aspect.





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## **Front & Rear Garden**

The front of the property is retained within a hedge boundary and has been designed to low maintenance with stone chips and paving stones. There is a central Shrub display and further trees around the perimeter. Secure gate encloses the rear garden which also has areas to stone chips and decorative paving stones. Retainer walls with established shrubs, trees and large hedge give privacy. Access to the garage side door, utility room and conservatory.





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**Driveway & Garage – 17'1" (5.2m) x 19'1" (5.81m)**

Substantial parking available on the tarmac driveway. This leads to the double garage which has an up and over door to the front, with service door on the side, breeze block walls and concrete floor. Two strip light fittings and a double power point.

Note 1 - All blinds, curtains and integrated appliances are included in the sale.

Council Tax Band Currently "E"





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Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment

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