



3 Mackenzie Drive, Forres, IV36



We are delighted to offer this superb 4 Bedroom Detached Family Home. The property is well presented throughout and is conveniently located within the St Leonards Road area of Forres.

The property is within close proximity of all the local amenities including supermarkets, health centre, dentist, shops, leisure facilities, primary and secondary schools, award winning parks and woodland walks. An 18-hole golf course is within walking distance.

This spacious home comprises; entrance vestibule, hallway, lounge, breakfasting kitchen, dining room, sunroom, 2 double bedrooms and a shower room on the ground floor. The 1st floor has a further two double bedrooms and a family bathroom.

This property benefits further from Wood burning stove, Gas central heating, double glazing, detached single garage, off street parking, front and enclosed rear garden.

EPC Rating 'D'

Viewing is Strongly Recommended.

OFFERS OVER £325,000

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

Entrance Vestibule - 3'2" (0.96m) x 4'11" (1.49m)

Entrance to the property is through a secure uPVC door with obscure glass panel inserts and obscure glazed side panel. Wall mounted coat hooks, luxury wood effect vinyl flooring, cupboard providing access to the consumer units, decorative glass door leads to the hallway with obscure side glazed panel.

T-Shaped Hallway - 13'9" (4.19m) x 4'11" (1.49m) extends to 16'1" (1.90m) x 3'6" (1.06m)

Ceiling light fitting, double radiator, single power point, thermostat control, luxury wood effect vinyl flooring, two built-in storage cupboards. Staircase to the 1st floor accommodation. Doors to Lounge, Kitchen, 2 Bedrooms and a Shower room.



Lounge - 16'8" (5.08m) x 11'7" (3.53m)

Ceiling light fitting, coving, further 2 wall mounted lights, TV, BT and various power points. double radiator and carpet to the floor. uPVC double glazed window with fitted blinds and curtain pole overlooks the front aspect. The focal point of the room is a recessed wood burning stove.





Breakfasting Kitchen - 13'5" (4.08m) x 10'4" (3.14m)

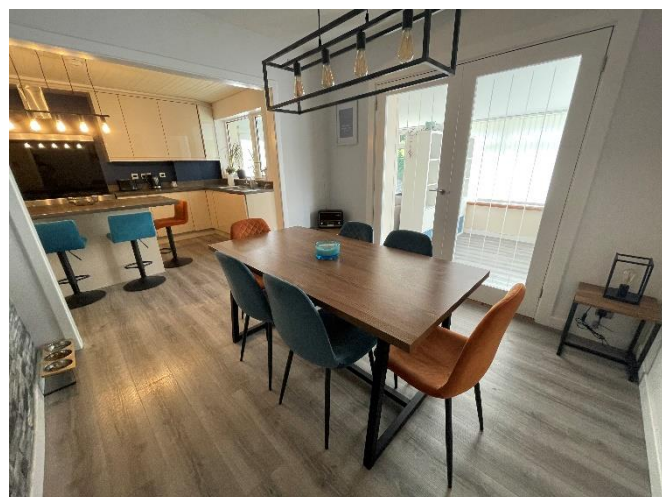
Fully fitted Kitchen with a range of wall mounted cupboards, base units with a roll top work surface with matching upstand. Large Range style cooker with 5 ring induction hob, glass splash back to the wall and overhead stainless-steel chimney style extractor fan. Stainless steel 1 ½ sink with chrome mixer tap and drainer. Integrated dishwasher and fridge. Various power points, Strip light fitting, wood linings to the ceiling, double radiator, luxury wood effect vinyl to the floor. Central island with further storage cupboards and space for informal dining. uPVC double glazed window to the conservatory. Open arch to the dining room and to the conservatory.





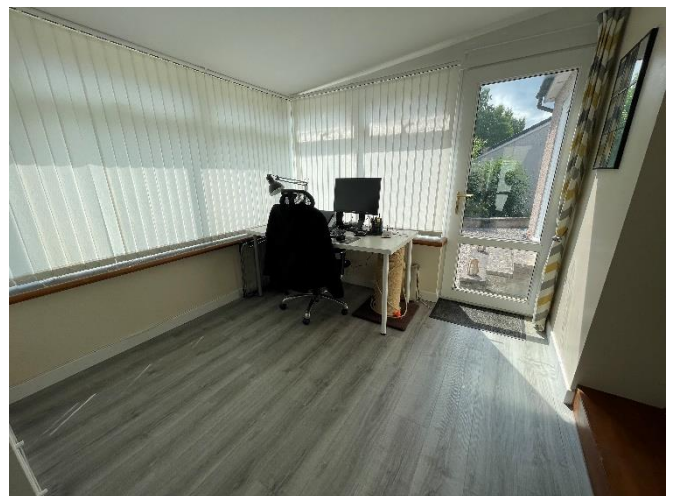
Dining Room - 9'6" (2.89m) x 9'10" (2.99m)

Dining Room with ample space available for a large dining table and chairs. Double doors with decorative glass opens to the conservatory. Ceiling light fitting, single power point, 2 BT points, luxury wood effect vinyl to the floor. Recessed alcove with double power socket. Panel radiator to the ceiling. Built-in cupboard which currently houses the fridge and freezer.



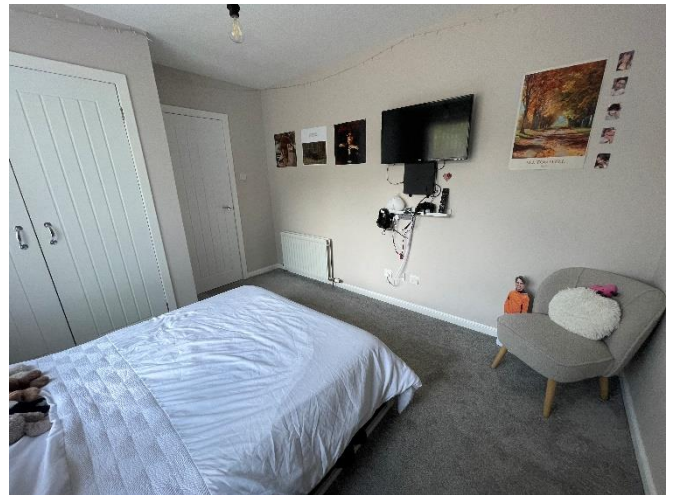
Sunroom - 22'4" (6.80m) x 9'4" (2.84m)

Large Sunroom with part wall, uPVC double glazed windows to the rear with fitted blinds and two uPVC double glazed doors on either side. Double radiator. Two wall mounted lights. Various power points. Luxury wood effect vinyl to the floor.



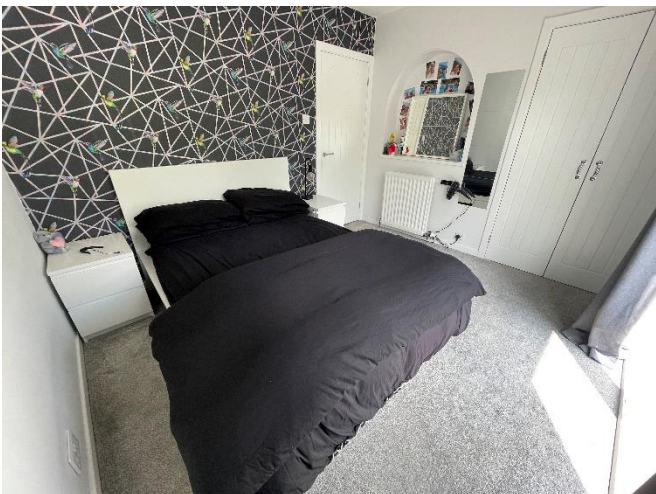
Bedroom 1 - 10'4" (3.14m) x 9'11" (3.02m) plus door access

Double Bedroom with single pendant light fitting, double radiator, TV and various power points. Carpet to the floor. Built in double wardrobes fronted by wooden doors, offering part hanging and shelved storage. uPVC double glazed window with fitted blinds and curtain pole overlooks the front aspect.



Bedroom 2 - 10'8" (3.31m) x 9'8" (3.00m)

Double bedroom with a pendant light fitting, double radiator, carpet to the floor, TV and various power points including usb sockets., built-in double wardrobe fronted by wooden doors offering part shelf and hanging storage. Sliding uPVC double glazed patio doors with curtain pole and hanging curtains overlooks the rear aspect. Recessed alcove.



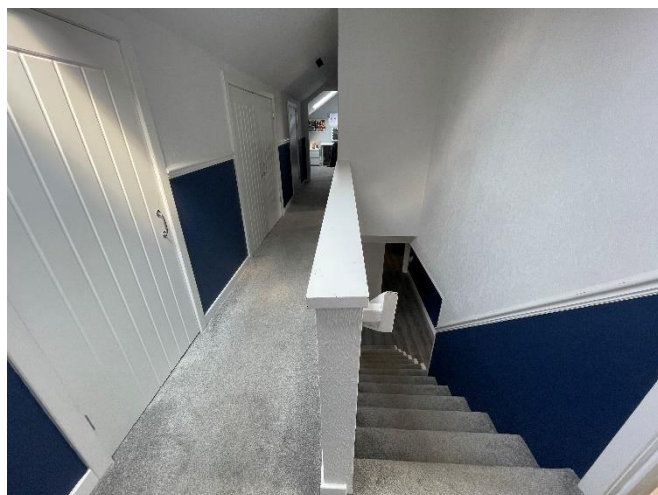
Shower Room - 7'5" (2.26m) x 5'9" (1.75m) within the shower recess

Low level W.C, pedestal wash hand basin with chrome taps, shower enclosure with single shower head, shower tray, tiled walls and a glass shower screen. Full height tiling to the walls and polished ceramic tiled flooring. Chrome heated towel rail, ceiling light fitting, obscure uPVC double glazed window to the side aspect. Recessed alcove for storage.



Staircase & Landing – 23'10" (7.26m) x 6'2" (1.87m)

Carpeted staircase with handrail leads to the 1st floor accommodation. two ceiling light fittings, smoke alarm, 2 double power sockets and carpet to the floor. 3 built-in eaves storage cupboards offering part shelving and hanging space. One is utilised as a small office space. Double glazed velux window which overlooks the front aspect. Doors lead to the Bedrooms and Bathroom.



Bedroom 3 - 12'11" (3.93m) x 11'8" (3.55m) max measurement

Double bedroom with a ceiling light fitting, double radiator, TV, BT and various power points. Carpet to the floor. Two double glazed windows with curtain poles overlooks the rear aspect. Built-in wardrobe provides part shelf and hanging storage.



Bedroom 4 - 19'3" (5.86m) x 7'8" (2.33m) plus door access

Double bedroom with a ceiling light fitting, loft access, double radiator, carpet to the floor, various power points, two velux windows with integrated blinds overlook the front and rear aspect.



Family Bathroom - 8'5" (2.56m) x 10'7" (3.22m) maximum measurement

Bath with chrome taps and shower head attachment, pedestal wash hand basin with chrome taps, low level W.C and corner shower enclosure with raised shower tray, Mira GO electric shower, wet wall splash back, and glass shower screen doors. Tiled flooring, two light fittings, double radiator, towel rail holder, mid height wood linings, double glazed velux window to the rear aspect. Accessories.



Garden

The front garden is tiered with stone chips for low maintenance and retained within a partial hedge and walled boundary. Established tree and shrubs. Paved steps lead down to the property. The rear garden is accessed from the side of the property where there is a galvanised secure gate and stone chip pathway. Outside tap. Paved pathway provides access to the sunroom. The garden is mainly laid to lawn and is enclosed by a wall and beech hedge. Seating Patio area and decorative retainer wall with stone chips and shrubs. To the other side of the sunroom is a retainer wall with paved steps leading onto a further area to stone chips which provides access to the sunroom and bedroom. Timber shed to the far corner and rotary dryer.





Driveway & Garage - 10'5" (3.17m) x 20'0" (6.09m)

Tarmac driveway provides off road car parking and leads to the single garage. The garage has an electric roller door to the front and secure uPVC door to the side with a further uPVC double glazed window to the rear. Breeze block walls, concrete floor and pre-lined ceiling. Power points, recess spotlights to the ceiling,

Note 1

All blinds, curtain poles, floor coverings and integrated appliances are included in the sale.

Council Tax Band Currently 'E'

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.

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