



**10 Allan Drive
Forres, IV36 2JX**



We are delighted to present this newly refurbished 3 bedroom detached bungalow located within a quiet road in Forres. The property has been completely modernised with a new kitchen, utility, shower room and flooring throughout.

Accommodation comprises entrance vestibule, hallway, lounge, kitchen/diner, utility, master bedroom with en-suite, 2 further double bedrooms. Further benefits include large single garage with workshop, tarmac driveway, front and rear gardens.

An internal viewing is strongly recommended.

EPC Rating Band "C"

OFFERS OVER £255,000

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

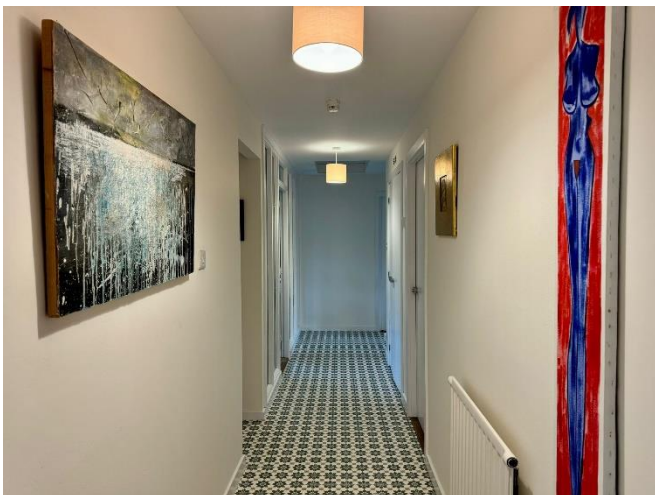
Entrance Vestibule – 3'11" (1.18m) x 3'10" (1.16m)

Entrance to the property is through a composite door with half-moon decorative window. And double-glazed side window. Ceiling light fitting, parquet tile flooring, multi panel glass door to the hallway.



L-shaped hallway – 12'8" (3.86m) x 3'11" (1.18m) 25'5" (m) x3'9" (1.13m)

3 pendant light fittings, smoke alarm, loft access, double and single radiators. Tile effect vinyl to the floor, single power point. Built-in double cupboard plus further cupboard for storage. Thermostat control. Doors to the Lounge, kitchen, bedrooms, bathroom and utility room.



Lounge – 19'8" (5.99m) x 12'5" (3.78m)

Good sized sitting room with two pendant light fittings, newly fitted carpet to the floor, TV and various power points. Small double radiator and further single radiator. Smoke alarm. Double glazed window with roman blind overlooks the front aspect. Further sliding patio doors with hanging curtains to the front garden. Inner glazed wall which looks towards the hallway.



Kitchen/Diner – 14'8" (4.47m) x 10'9" (3.27m) max measurement

Brand new modern fitted kitchen with a range of wall mounted cupboards and base unit with a roll top work surface and matching upstand. Integrated appliances include under counter electric oven and hob, dishwasher, stainless steel sink with chrome mixer tap and drainer. Space for a large American style fridge freezer. Various power points. Pendant light fitting and further 3 bulb ceiling light fitting. Window to the rear aspect. Secure door with glass panel insert to the garden. Vinyl to the floor, heat detector, double radiator. Worcester boiler is concealed within a cupboard. Space available for a table and chairs.



Utility room – 7'11" (2.4m) x 7'1" (2.15m)

Practical utility with a double base unit and roll top work surface with under counter space for a washing machine and tumble dryer. Stainless steel sink with chrome mixer tap and drainer. 3 recess halogen spotlights to the ceiling, vinyl flooring, double radiator and various power points. Double glazed window to the front aspect. Smoke alarm, loft access and door to the garage.



Master Bedroom – 15'2" (4.62m) x 12'2" (3.71m)
within the wardrobe recess

Pendant light fitting, double radiator, carpet to the floor, various power points and double-glazed window with roller blind to the rear aspect. Recessed open wardrobe space for storage. Door to the en-suite.



En-Suite – 8'0" (2.44m) 3'2" (0.96m)

Newly fitted en-suite. Low level vanity W.C with concealed cistern, wall mounted wash hand basin with chrome mixer tap, walk-in shower enclosure with rain shower head and further showering attachment, full height tiled walls and glass shower screen. Chrome heated towel rail, vinyl flooring, 6 LED spotlights to the ceiling including extractor. Recessed vanity unit for storage.

Bedroom 2- 10'6" (3.2m) x 10'6" (3.2m)

Double bedroom with a pendant light fitting, single radiator, newly fitted carpet to the floor, various double power points. Two double wardrobes which provide part shelf and hanging storage. Double glazed window with a roman blind overlooks the rear aspect.



Bedroom 3- 10'6" (3.2m) x 9'6" (2.89m)

Double bedroom with a pendant light fitting, single radiator, newly fitted carpet to the floor, various double power points. Double wardrobe which provides storage. Double glazed window with a roller blind that overlooks the front aspect.



Bathroom - 8'6" (2.59m) x 5'7" (1.7m)

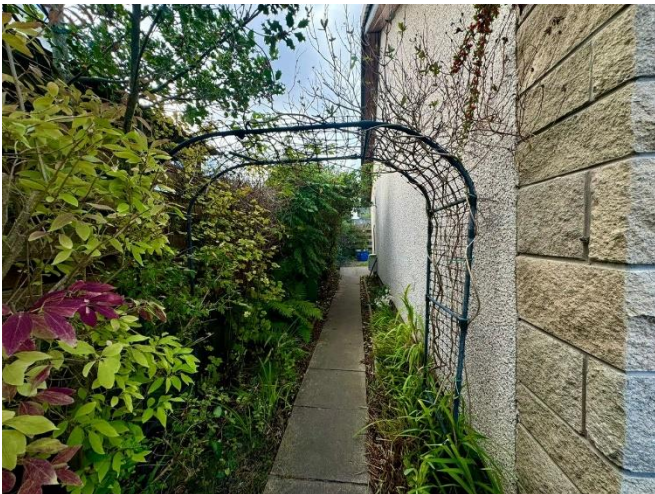
Low level W.C, wall mounted wash hand basin with chrome mixer tap. Shaver point, bath with chrome taps, wet wall finish to the walls, wall mounted mirror shower and glass shower screen. Wall mounted vanity unit, vinyl flooring and obscure window to the rear aspect. Ceiling light fitting.



Front & Rear Garden

The front of the property is mainly laid to lawn and partially enclosed within a fence and hedge boundary. Paved pathway leads to the front door with outside light and tiled step providing access to the property. Established trees and shrubs around the perimeter. Further pathway around the side of the house and to the rear garden.

The rear garden is enclosed within a timber fence. Variety of shrubs, apple tree and area to lawn within a raised bed. Access to the garage and kitchen.



Garage, Workshop & Driveway – 10'6" (3.2m) x 17'1" (5.2m)

Tarmac driveway to provide off road car parking. Single garage with roller door to the front and service door to the utility room. Concrete floor and breeze block walls. Pendant light fitting, fuse box and power point. To the rear of the garage is a workshop with further door access to the garden and window overlooking the rear. Various power points. Workshop measuring 10'7" (3.22m) x 10'6" (3.2m)

Note 1 –

The owner may consider selling the window coverings, light fittings and other items.

Council Tax Band "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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