



## **12 Sanquhar Terrace**

### **FORRES IV36 1DH**



We are delighted to offer a 3 Bedroom Detached Bungalow, situated in a quiet and very sought after location which is also within walking distance of the Town centre of Forres.

Forres provides all the local amenities including supermarkets, medical centre, dentist, shops, leisure facilities, Primary and Secondary schools, 18-hole golf course and award-winning parks.

Accommodation comprises of a porch, hallway, lounge, breakfasting kitchen, three bedrooms and a bathroom.

Further benefits include gas duct heating, Economy 7 electric meter, uPVC double glazed windows and soffits, large driveway for off road car parking, detached garage, established garden grounds to the front and rear of the property.

Internal viewing is strongly recommended.

EPC Rating Band "E"

**OFFERS OVER £225,000**

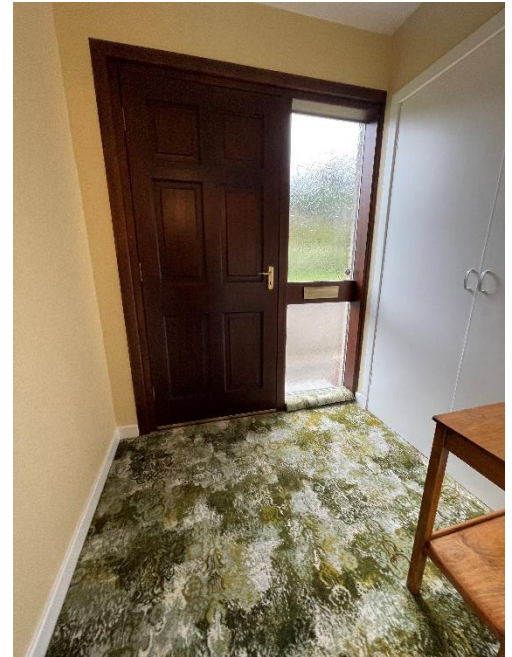
**£20,000 BELOW VALAUTION**

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

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**Front Porch - 4'11" (1.48m) x 5'9" (1.75m)**

Entrance to the property is through a wooden door with panels to the side with two double glazed obscure glass panels. Outside light and handrails for easy access. The front Porch has a ceiling light fitting, carpet to the floor, built-in double cupboard which houses the meter, fuse box and wall mounted coat hooks. Door with obscure glass leads to the hallway.



**Hallway – 17'2" (5.23m) x 4'4" (1.31m) extending to 9'10" (2.99m) x 3'9" (1.13m)**

T-shaped hallway with a pendant light fitting, smoke alarm, heat detector, loft access, single power point, BT point and carpet to the floor. Built-in cupboard with shelving houses the hot water tank and is commonly utilized as an airing cupboard. Further cupboard houses the Gas Central Heating boiler. Doors lead to the Lounge, Kitchen, Bedrooms and Bathroom.



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**Lounge - 11'10" (3.6m) x 18'0" (5.49m)**

A fabulous sized lounge with a large uPVC double glazed picture window with vertical blinds and hanging curtains overlooks the front garden which has a lovely array of established flowers and plants. 3 Bulb ceiling light fitting, 2 further wall mounted lights, coved ceiling, smoke alarm and fitted carpet to the floor. 2 Floor air vents.



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### **Breakfasting Kitchen - 11'8"(3.55m) x 12'2" (3.71m)**

Modern fitted kitchen with a range of wall mounted cupboards and base units with a roll top worksurface and matching splash back to the walls. Space for an electric oven with 4 ring gas hob and overhead extractor fan. Under the counter are the fridge and washing machine. Stainless steel sink with chrome mixer tap and drainer. Various double power points, vinyl flooring, strip light fitting, heat detector, carbon monoxide alarm and uPVC double glazed window with roller blind and hanging curtains to the rear aspect. Secure uPVC door to the side driveway. Further obscure door to the hallway.



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**Bedroom 1 - 10'6" (3.2m) x 11'11" (3.62m)**

Double Bedroom with uPVC double glazed window with vertical blinds and curtains to the front aspect. Carpet to the floor. Single pendant light fitting to the ceiling. Floor air vent. Various power points. Bult-in single wardrobe which has part shelf and hanging storage.



**Bedroom 2 - 9'11" (3.02m) x 11'11" (3.62m)**

Double Bedroom with uPVC double glazed window to the rear aspect with hanging curtains. Single pendant light fitting to ceiling. Carpet to the floor. Two single power points. Floor air vent. Fitted double wardrobe fronted by wood en sliding doors with hanging and shelved storage.



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**Bedroom 3 - 9'3" (2.81m) x 9'0" (2.74m)**

Double Bedroom with uPVC double glazed window with hanging curtains to the rear aspect. Single pendant light fitting to ceiling. Carpet to the floor. Two single power points.



**Bathroom - 6'7" (1.99m) x 9'0" (2.74m)**

Fitted Heritage Bathroom suite comprising of a low-level W.C, pedestal sink with chrome taps, bath with chrome taps, showering attachment and curtain rail. Full height tiling to the bath and sink and mid height tiling to the remainder walls. Wall mounted medicine cabinet fronted with mirror and lights. Further vanity unit for storage. Pendant light fitting, carpet to the floor, obscure uPVC double glazed window with curtains to the rear aspect.



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## Garden

The front garden is partially enclosed with a walled boundary. Split on two tiers with stepped access from the front. The first level is of low maintenance with an area to lawn the second tier is retained within a walled boundary and has established shrubs, plants and trees.

A paved pathway leads around the side of the property where there is a raised stone planter with established shrubs. The gas meter box is located here. The rear garden is mainly laid to lawn with a large area of grass in the center. Two greenhouses, washing line, outside tap and established shrubs and flower borders around the perimeter wall. Paved pathway leads to the rear of the garage where there is a small area to patio, further pathway leads to the driveway.



## Driveway and Garage – 11'0" (3.35m) x 23'10" (7.26m)

Tarmac driveway providing off street parking for several cars. Wrought iron double gates for security. Single detached garage with newly fitted up and over door to the front, concrete floor with an inspection pit with wooden floor covering, breeze block walls and mineral felt flat roof. A further side door and 3 glazed windows which overlook the side and rear aspect. Strip light fitting and power points. Stepped access with wrought iron handrail leads into the kitchen.

Council Tax Band "D"

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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.

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

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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