



## **4 Mackenzie Drive Forres, IV36 2JP**



We are delighted to present this fabulous 4/5 Bedroom House which has been upgraded throughout to provide a modern, bright and spacious living arrangement.

The property enjoys an enviable location with views to the neighbouring Sanquhar and Cluny woodland. The Town of Forres is a short distance away and provides a good variety of National and local retailers. The golf course is located within a 10-minute walk.

Ground floor accommodation comprises; entrance hallway, open plan kitchen, diner and family room, 3 double bedrooms and family bathroom. The 1<sup>st</sup> floor accommodation provides access to the sitting room/bedroom 5 and master bedroom with en-suite. Front and enclosed rear garden, single garage, plus further double garage/workshop.

The property benefits further from gas central heating, double glazing and driveway offering off street parking.

An internal viewing is strongly recommended.

EPC Rating Band "C"

## **OFFERS OVER £355,000**

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

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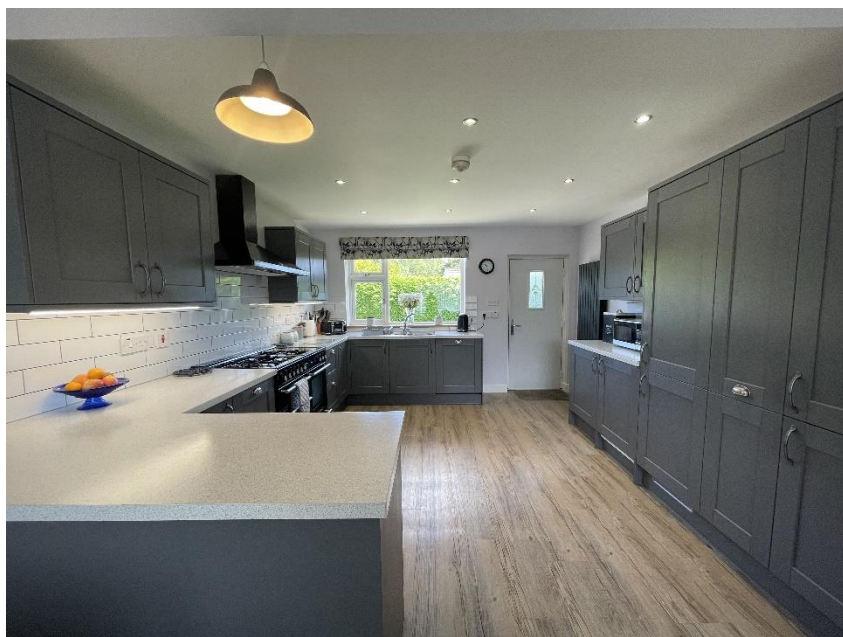
**T-Shaped Entrance Hallway – 5'0" (1.52m) x 24'8" (7.51m) x extends to 13'1" (3.98m) x 3'5" (1.03m)**

Entrance to the property is via secure composite door with ornate glass panel inserts. Three pendant light fittings, one recessed LED downlight, smoke alarm, 2 double radiators, 2 double power points, BT point and luxury plank vinyl flooring. A walk-in under stair cupboard provides storage with carpet to the floor, pendant light fitting, wall mounted coat hooks and further double power point. Airing cupboard with shelving. Two further built-in cupboards with an area to shelf offer further storage and access to the boiler. uPVC window with chrome curtain pole overlooks the rear aspect. Staircase leads to the 1<sup>st</sup> floor accommodation. Doors leads to the Kitchen/Family room, 3 bedrooms and a bathroom.



**Kitchen/Diner/Family room – 16'3" (4.96m) x 11'9" (3.57m) extends to 13'11" (4.23m) x 12'4" (3.76m)**

Modern fitted kitchen with a range of wall mounted cupboards with under unit lighting and base units with a roll to worksurface which is complimented by a ceramic brick effect tile on the walls. Integrated appliances include a larger fridge, under counter freezer, washing machine, dishwasher, Rangemaster electric oven with gas hob and overhead extractor hood. 1 ½ sink with chrome mixer tap and drainer. LED downlights to the ceiling, heat detector, upright radiator, uPVC double glazed window overlooks the rear aspect. Various power points including USB sockets. Luxury plank vinyl flooring. Composite door with ornate glass panel insert leads to the rear garden. Open plan arrangement to the dining/family area. Further 3 bulb ceiling light fitting, smoke alarm, large uPVC double glazed window with fitted blinds, and chrome curtain pole that overlooks the front aspect. Large double radiator, TV and various power points. Ample space for a dining room table and seating area.





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### **Bedroom 1- 10'1" (3.07m) x 10'9" (3.27m)**

Double bedroom with a pendant light fitting, various double power points incl USB sockets,BT point, double radiator, carpet to the floor, uPVC window with vertical blinds and chrome curtain pole. to the front aspect.



### **Bedroom 2 – 9'1" (2.76m) x 14'7" (4.44m)**

Double bedroom with a pendant light fitting, various double power points incl USB sockets, tv point, double radiator, carpet to the floor, uPVC window with vertical blinds and chrome curtain pole. to the front aspect. Large wardrobe provides part shelf and hanging storage.



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### **Bedroom 3 – 9'3" (2.81m) x 10'4" (3.15m)**

Double bedroom with a pendant light fitting, various double power points incl USB sockets, BT point, double radiator, carpet to the floor, uPVC window with roller blind and chrome curtain pole to the rear aspect. Large wardrobe fronted by part mirror sliding doors provides part shelf, drawer storage and hanging space.



### **Bathroom – 9'2" (2.79m) x 7'3" (2.2m)**

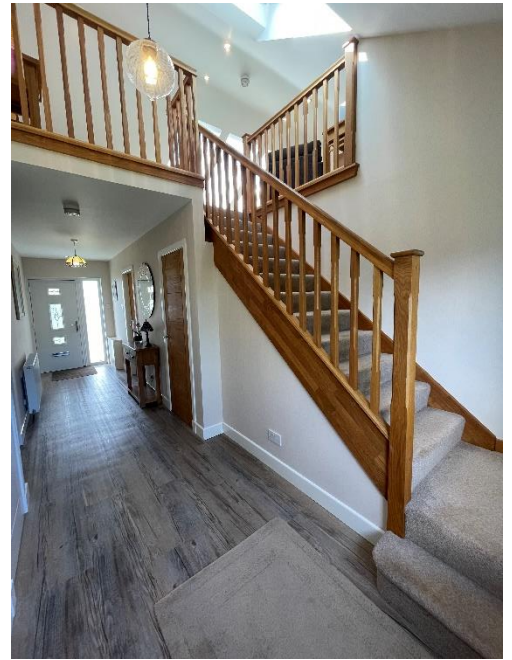
Low level W.C, bath with chrome mixer tap, wall mounted vanity wash hand basin with chrome mixer tap. Walk-in shower enclosure with mains operated Mira Thermostatic mixer shower, tiled walls and glass retractable shower screen door. Vanity unit, wall mounted 2 door storage cabinet, shaver point, mirror, chrome heated towel rail, luxury vinyl flooring, recessed LED downlights to the ceiling and an extractor fan. Full height tiling around the walls and wet wall finish to the ceiling. Obscure uPVC window overlooks the rear aspect. Chrome accessories.



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### **Staircase to 1<sup>st</sup> floor**

A carpeted staircase with solid oak banister and spindles provides access to the sitting room/bedroom 5.



### **Sitting room/ Bedroom 5 – 21'1" (6.42) x 14'3" (4.34m)**

A lovely bright and airy open plan space which could provide a bedroom space if required. The room has three large velux windows with integrated black out blinds which enjoy the views to the Sanquhar woods. A further velux window draws the light from the rear with views of Cluny woodland. Recess LED downlights to the ceiling, smoke alarm and carpet to the floor. TV and various power points, large double radiator and eaves storage. Door to the Master bedroom.





### **Master Bedroom with en-suite – 15'9" (4.8m) x 14'4" (4.37m)**

Double bedroom with 6 recess LED downlights to the ceiling, carbon monoxide alarm, double radiator and carpet to the floor. Various power points incl USB sockets and TV point. His and hers double wardrobes which provide hanging storage. Two velux windows with integrated black out blinds overlook the front aspect. Door to the shower room.



### **En-Suite – 5'9" (1.75m) x 14'2" (4.32m)**

Low level W.C and built-in storage with an area to worktop. Vanity sink with chrome mixer tap and wet wall splashback, wall mounted mirror, shaver point and chrome accessories. Walk-in shower enclosure with mains operated Mira Thermostatic mixer shower, wet wall and glass retractable shower screen doors. Built-in storage with an area to worktop and further vanity cupboards. Chrome heated towel rail, luxury vinyl tile flooring, recessed LED downlights to the ceiling, extractor fan and velux window with integrated black out blind to the rear garden.



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### **Driveway & Garage – 9'7" (2.91m) x 20'5" (6.22m)**

Paved and stone chip driveway provides off road car parking and access to the single garage. The garage has a sectional Garador electric door to the front with a service composite door to the rear garden and further uPVC window. The garage has breeze block walls, separate fuse box, concrete floor, 3 strip light fittings and profile sheet roofing.

### **Double Garage/Workshop – 18'4" (5.59m) x 24'10" (7.56m)**

Large double garage with secure composite door on the side for access, security light plus the Garador electric door to the front. The garage has profile sheet roofing, concrete floor and breeze block walls. Internal tap, area to workbench, various power points and strip light fitting.



### **Front & Rear Garden**

The front garden is tiered with established shrubs and plants which is retained with sleepers and a walled boundary. Stepped access leads up to the front access with an area to lawn and paved pathway leads to the front door with outside light and to the garage. Further pathway provides access to the side and rear garden and to a secluded decorative sandstone patio with further stone chips, outside tap and side screen for privacy.

The rear garden is enclosed within a timber fence/hedge boundary and is accessed through a wrought iron gate and paved pathway to the rear. The rear garden is of low maintenance and has an area to artificial lawn, raised planter and a decorative sandstone patio for a further outdoor seating area. Pathway provides access to the kitchen and single garage. Outside light, tap and power socket.

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Council Tax Band Currently “E”

Note 1 –

All floor coverings, light fittings, integrated appliances including the range cooker, blinds and curtain poles are included in the sale.

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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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