



## **9 Mannachie Avenue Forres, IV36 2ZH**



We are delighted to present this lovely 2 Bedroom Semi-Detached Bungalow located within a quiet development just off Mannachie Road in Forres.

The property is located within the surrounding Sanquhar Woodland and a few minutes' walk to the start of the Dava Way woodland walk. Local close by amenities include a Coffee Shop, Co-op, Supermarket, Dentist and Health Centre. The Town Centre is a short drive and provides a good variety of Local and National Retailers.

Accommodation comprises; Entrance Porch, Hallway, Lounge, Kitchen/Diner, 2 Double Bedrooms and a Bathroom. Further Benefits include gas CH, Double Glazing, Driveway, Front and Enclosed Private rear Garden.

An internal viewing is strongly recommended.

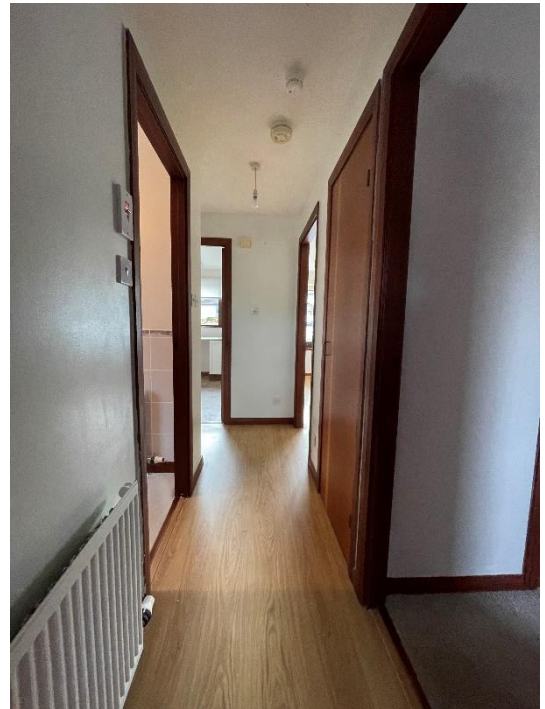
EPC Rating Band "D"

## **OFFERS OVER £180,000**

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

**Entrance Porch – 3'2" (0.96m) x 2'9" (0.82m)**

The property is entered through a secure wood door with obscure glazed window, security spy hole and chain. Pendant light fitting, BT Point and carpet matting to the floor. Door with obscure glass panel leads to the hallway.



**Hallway – 5'8" (1.72m) x 3'2" (0.96m) extends to 9'11" (3.02m) x 3'0" (0.91m)**

L-Shaped Hall with pendant light fittings, smoke alarm, loft access, wall mounted bell chime, single radiator and single power point. Laminate wood flooring. Door to a built-in cupboard which houses the fuse box and has partial shelving for storage. Further doors lead to the Lounge, Kitchen/Diner, 2 bedrooms and Bathroom.



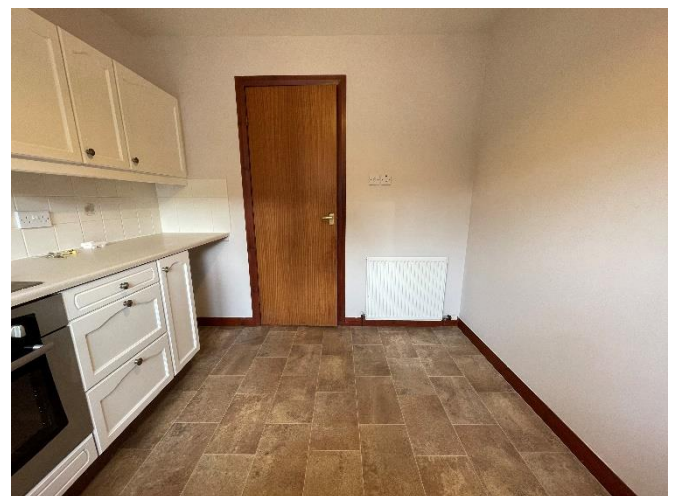
**Lounge – 10'5" (3.17m) x 15'0" (4.57m)**

Lovely bright front facing lounge with a pendant light fitting, coved ceiling, laminate wood flooring, various power points, BT Open reach socket and double radiator. Large, double-glazed window with chrome curtain pole, venetian blinds and deep-set windowsill to the front aspect.



**Kitchen/Diner – 8'10" (2.69m) x 10'4" (3.15m)**

Fitted kitchen with a range of wall mounted cupboards and base units with a roll top worksurface with ceramic tiled splash back on the walls. Stainless steel sink with chrome mixer tap and drainer. Belling electric oven with 4 ring gas hob and overhead extractor hood. Under counter space for a fridge, freezer and washing machine. Various power points, single radiator, pendant light fitting, tile effect vinyl and double-glazed window with a roman blind overlooks the front aspect. Wall mounted boiler and heating control panel to the corner. Heat detector. Ample space for a table and chairs.



**Bedroom 1 – 11'7" (3.52m) x 8'9" (2.66m) plus door access**

Double bedroom with a single pendant light fitting, carpet to the floor, single radiator, various double power points, BT point. Double wardrobe fronted by mirror sliding doors provides part shelf and hanging storage. Further cupboard houses the hot water tank and has shelving for storage. Double glazed window with chrome curtain pole overlooks the rear aspect.



**Bedroom 2 – 10'6" (3.2m) x 8'5" (2.56m)**

Double bedroom with a single pendant light fitting, carpet to the floor, single radiator, two double power points. Double glazed window with hanging voiles overlooks the rear aspect.



### **Bathroom – 5'7" (1.7m) x 6'5" (1.94m)**

Low level W.C, pedestal wash hand basin with chrome mixer tap, shower enclosure with wall mounted mira play shower, full height tiling to the walls and shower screen door. Mid height tiling around the remainder walls, single radiator, wall mounted mirror, shaver light, glass shelf, recess ceiling light fitting and extractor fan. Obscure glazed window with roller blind to the side aspect. Vinyl to the floor.



### **Front & Rear Garden**

The front garden is open plan and has an area to stone chips with a decorative planting space and established shrub. The rear garden is enclosed within a fence boundary and has a paved patio with stone chip boundary leading to a drying area. The remainder garden is mainly laid to lawn with further areas to stone chips and established plants and shrubs. Timber storage shed. Bin store to the side.

### **Driveway**

Tarmac driveway which offers off road car parking and wrought iron gates for security.



Council Tax Band "C"

Note 1 –

All Integrated appliances, floor coverings, light fittings, curtain poles, blinds and curtains are included in the sale.

**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.