



## **52 Burdshaugh, Forres, Moray IV36 1NQ**



Located in a popular residential area of Forres, we are pleased to offer this charming 2 Bedroom End-Terraced Bungalow. The property is ideally situated with a convenience store, just 2 minutes' walk and within close proximity of the town, providing local and national retail shops, post office and supermarkets.

Comfortable accommodation comprising; Hallway, Lounge, Dining Kitchen, Two Bedrooms and Shower Room. Further benefits include Double Glazing and Gas Central Heating, Garden, Driveway and Garage.

Viewing is Strongly Recommended.

EPC Rating Band "D"

### **OFFERS OVER £170,000**

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

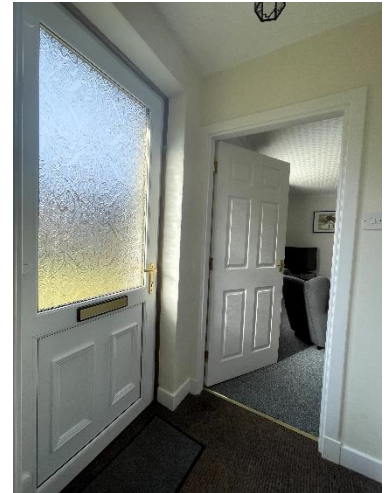


---

Entrance through a uPVC double glazed door with obscure glazed panels.

**Hallway - 4'5" x 3'9"**

Upon entering the Hallway, there are doors leading to Lounge and Bedroom 2. Single pendant light fitting and smoke alarm to the ceiling. Carpet to the floor. Built in cupboard providing storage space and houses the heating control and consumer units.



**Lounge - 14'11" x 13'4"**

Beautifully presented Lounge offering modern and comfortable living. Dominating the space is a large picture window overlooking the front aspect with vertical blinds, chrome curtain pole and hanging curtains. 3 bulb light fitting and decorative coving to the ceiling. Carpet to the floor. TV, BT and various power points. Single radiator maintains a cozy atmosphere.











**Inner Hallway - 3'1" x 9'5"**

The Inner Hallway provides access to the Dining Kitchen, Bedroom and Shower Room. Single pendant light fitting and coving to the ceiling. Carbon monoxide detector. Access to partially floored loft space. Carpet to the floor.

**Dining Kitchen - 13'7" x 12'1" (maximum measurement)**

Fabulous Dining Kitchen which has been thoughtfully appointed with a range of base units, wall mounted cupboards with under unit lighting and roll top work surface with coordinating splash back. Integrated appliances include a single oven, 4 ring hob and overhead extractor. Space available for a dishwasher, fridge freezer and washing machine. Window overlooking the Garden at the rear of the property with roller blind. Stainless steel sink, drainer and mixer tap. 4 bulb light fitting and single pendant light fitting to the ceiling. Tile effect vinyl to the floor. Ample space available for a dining table and chairs. Wall mounted coat hooks. Double radiator. Skylight and windows to the Hallway giving natural light.







---

### **Bedroom 1 - 10'8" x 11'0"**

Spacious double Bedroom with window overlooking the rear aspect with vertical blinds, chrome curtain pole and hanging curtains. Carpet to the floor. BT, TV and various power points. Built in cupboard providing hanging and shelved storage. Single radiator.





---

## **Bedroom 2 - 10'3" x 8'0"**

Bedroom with window to the front aspect with vertical blinds. Single pendant light fitting and carpet to the floor. Built in cupboard providing hanging and shelved storage. Single radiator and various power points.







### **Shower Room**

Modern Shower Room with low level WC, pedestal wash hand basin with mixer and shower enclosure with overhead mains shower. Vinyl to the floor. Chrome heated towel rail. Obscure glazed window to the rear aspect, with roller blind. Chrome accessories.

### **Garden**

Beautifully maintained Garden to the front and rear of the property. The front of the property is mainly laid to lawn with a flower border and fence boundary, with gate access to the front and the side, paved pathways leading to the front door. The Garden to the rear of the property, is also mainly laid to grass, with a paved patio seating area. Designated rotary dryer. Enclosed by a fence boundary giving privacy.





---

## **Driveway and Garage & Shed**

Stone chipped driveway, providing off street parking and timber Garage and Shed, providing ample storage space, both with power.



Note 1 – All floor coverings, light fittings and blinds are included in the sale.

Council Tax Band Currently

---



---

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.

---