



Coruisk, Russell Place, Forres, IV36 1BL



We are delighted to offer this fabulous 3/4 Bedroom Detached Bungalow located within walking distance of Grant Park and Forres High Street with all its amenities.

The property is well presented throughout and offers exceptionally spacious accommodation which is primarily on the ground floor with a studio attic room on the 1st floor.

Accommodation comprises; Entrance Hallway, Lounge with wood burning stove, Open Plan Kitchen/Diner, Bathroom. 3 Bedrooms and further Shower Room. Staircase to 1st Floor Studio/Bedroom 4.

Fabulous rear gardens with established trees and views towards Findhorn Bay. Tarmac Driveway leading to a Single Garage, further benefits include Gas Central Heating, Wood Burning Stove and uPVC Double Glazing.

An internal viewing is strongly recommended.

EPC Rating Band "C"

OFFERS OVER £275,000

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

Entrance Hallway – 15'7" (4.74m) x 5'11" (1.8m) extends to 13'8" (4.16m) x 2'11" (0.87m)

Entrance to the property is through a UPVC Door with obscure glass and co-ordinating side glass windows. The hallway is L-Shaped with a single pendant light followed by further recessed halogen spotlights throughout, smoke alarm, coved ceiling, single radiator and wood flooring. Double power point. Doors lead to the Lounge, Inner Hallway and Bathroom. Open arch to the Kitchen Diner. 4 Built-in cupboards fronted by concertina doors offering a range of part shelf and hanging storage. One cupboard houses the Worcester boiler.



Lounge – 19'3" (5.87m) x 12'7" (3.83m)

Good sized family lounge with large sliding patio doors with curtain pole and hanging curtains which overlooks the side garden. Recess halogen spotlights to the ceiling which is finished with coving. Smoke alarm. Wood flooring. Focal point of the room is a wood burning stove with slate hearth. Various TV, BT and power points. 2 double radiators.





Kitchen/Diner – 28'0" (8.53m) x 8'4" (2.54m)

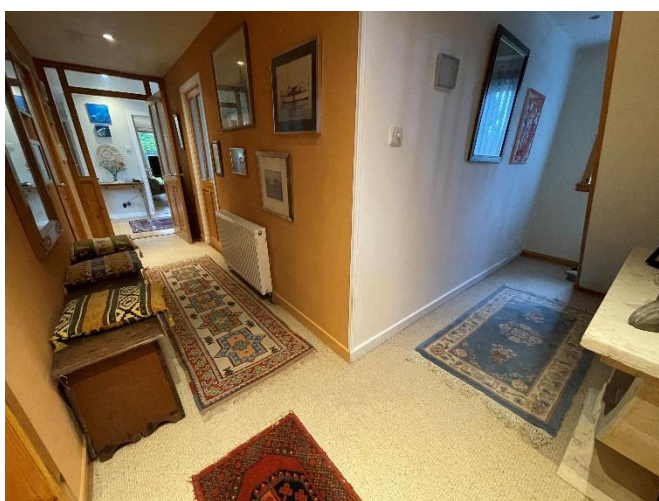
Open plan Kitchen/diner providing a bright and airy dining space. The kitchen has a range of wall mounted cupboards and glass display cabinets with base units finished with a junker wood worktop and ceramic tiled splashback to the walls. Integrated appliances include a large Belling range style cooker with overhead glass and stainless-steel chimney style extractor hood, ceramic sink with mixer tap, dishwasher and space for a fridge/freezer and washing machine. Various power points, laminate wood flooring, double radiator, recess halogen spotlights to the ceiling, heat detector and uPVC double glazed windows which overlooks the side and rear aspect. Secure door with obscure glass provides access to the garden. Open plan to the dining area which has a further 2 double power point, single radiator, recess lights and uPVC double glazed window to the rear aspect.





Bathroom – 10'9" (3.27m) x 4'8" (1.41m)

Modern fitted suite comprising of a pedestal sink with chrome mixer tap and part ceramic tiled splashback to the wall. Low level W.C and bath with mains operated mixer tap and showering attachment. Mid height tiled splash back to the walls and W.C. Chrome heated towel rail, 6 recess halogen spotlights to the ceiling, laminate wood flooring, chrome accessories and obscure uPVC Window to the aide aspect. Wall mounted medicine cabinet.



Inner Hallway – 18'2" (5.54m) x 4'4" (1.31m)

L-Shaped hallway which provides access to the Bedrooms and further Shower Room. 6 recess halogen spotlights to the ceiling, carpet to the floor, double radiator and double power point. Staircase to the 1st floor accommodation. uPVC window with vertical blinds overlooks the front aspect. Door with half opaque glass to the front hallway.

Bedroom 1- 11'3" (3.42m) x 8'0" (2.43m)

Double bedroom with a pendant light fitting, carpet to the floor, various double power points, single radiator and uPVC double glazed window with vertical blinds, curtain pole with hanging curtains and tie backs which overlooks the front aspect. Built-in wardrobe fronted by concertina doors offers part shelved storage.



Bedroom 2- 11'2" (3.37m) x 10'3" (3.12m)

Double bedroom with a pendant light fitting, carpet to the floor, various double power points, double radiator and uPVC double glazed window with vertical blinds, curtain pole with hanging curtains which overlooks the rear aspect.



Bedroom 3- 23'7" (7.18m) x 10'9" (3.27m) which narrows to 9'11" (3.02m)

Double bedroom with 6 halogen dimmer spotlights to the ceiling, which is finished with coving, carpet to the floor, various double power points, double radiator and 2 uPVC double glazed windows with vertical blinds, curtain pole with hanging curtains which overlooks the rear aspect. Large wall to wall of built-in wardrobes fronted by part mirror doors offers part shelved and hanging storage.





Shower Room – 5'4" (1.62m) x 10'5" (3.17m)

Vanity sink with mixer tap and floating W.C with a ceramic tiled splashback to the wall. Walk-in shower enclosure with electric Mira Shower, Shower tray and retractable shower screen door. Chrome heated towel rail. Mix of wood panelling and decorative tiling to the walls. Obscure uPVC double glazed window which overlooks the rear aspect. Recess halogen spotlights to the ceiling, extractor fan and Tiled flooring.



Staircase to 1st Floor accommodation

Carpeted staircase with a pine balustrade and spindles which provides access to the 4th Bedroom/Studio. Halogen Spotlight to the ceiling.

Attic Bedroom / Studio – 11'9" (3.57m) x 16'7" (5.06m)

Double room with coombed ceilings which could also be utilised as a Studio workspace. Velux window with integrated blinds overlooks the front aspect. 6 recess halogen spotlights, double radiator, various power points and carpet to the floor. Further door provides access to the loft rooms.



Loft Access

Lockable doors to the two further attic rooms which have been floored to provide further storage areas and have light fittings.

Driveway & Garage

A Tarmac Driveway provides off road car parking and access to the single garage. The garage has an up and over door the front aspect, service door with window to the rear. Concrete floor, breeze block walls. Strip lighting and power.

To the front of the property there is an area to Gravel Driveway to provide further off road car parking.

Front & Rear Enclosed Garden

The garden to the rear is fully enclosed within a timber fence which has established plants, trees and shrubs around the perimeter line. There is large wrap around patio area with a small dyke wall which surrounds the area to lawn. Outside tap and lights. Storage unit to one corner and 2nd raised sitting area with views towards Findhorn Bay. Stone chip pathway to a secure side gate. The front garden has an area to rockery with established trees including a fabulous monkey puzzle tree.



Note 1 –

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

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.

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.

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