

64 MANNACHIE GROVE FORRES IV36 2WG

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WELL-PRESENTED THREE BEDROOM LINKED TOWNHOUSE OFFERING FAMILY-SIZE ACCOMMODATION SITUATED WITHIN AN ESTABLISHED AND POPULAR RESIDENTIAL DEVELOPMENT TO THE SOUTH OF FORRES.

VIEWING RECOMMENDED.

PLEASE TELEPHONE THE SELLING AGENTS ON [01343] 544077 TO ARRANGE AN APPOINTMENT TO VIEW OR FOR FURTHER DETAILS

LOUNGE
DINING ROOM
KITCHEN
THREE DOUBLE BEDROOMS
SHOWER ROOM
CLOAKROOM
UTILITY ROOM
GARDENS
CONSERVATORY
SHED
GARAGE
GAS CENTRAL HEATING
DOUBLE GLAZING

**OFFERS OVER
£175,000**



PROPERTY DESCRIPTION

Spacious linked villa built by the award-winning Springfield Properties, situated on the periphery of a popular and desirable residential development to the south of Forres with lovely green spaces and a children's playpark on the doorstep. The wider range of facilities and amenities available within Forres, including primary and secondary schools, medical centres, shops, eateries and train station, are all within easy walking distance. Presented for sale in good decorative order throughout and further benefitting from gas central heating and double glazing, the property is likely to appeal to a wide range of prospective buyers, especially those looking for a modern family home.

FRONT VESTIBULE, HALLWAY & UPPER LANDING

Light and airy front vestibule; carpeted flooring; glazed door to inner hallway; hallway consists of:- doors to lounge, kitchen and cloakroom; under-the-stair cupboard; carpeted switchback staircase to upper landing with window at the half landing; upper landing with shelved linen cupboard; carpeted flooring; hatch to the partially-floored loft space and accessed via a ladder.

LOUNGE

Good-size open-aspect lounge with triple window overlooking the front garden; space for range of furniture; carpeted flooring; wall-mounted electric fire; excellent modern living space with archway to dining room and double doors leading to the conservatory to the rear, creating a wonderful extended family area.

DINING ROOM

Ideally positioned between the kitchen and lounge; space for family-size table and chairs; space for additional furniture; carpeted flooring; double doors leading to the conservatory.

KITCHEN & UTILITY ROOM

Well-appointed kitchen; good range of storage units; marble-effect worktop surface and splashback; tiled flooring; cooker, under-the-counter fridge and freezer, additional upright fridge-freezer, which are all included in the sale; window with view of the rear garden; door to the utility room; utility room with additional storage units; washing machine and tumble dryer, which are included in the sale; tiled flooring; wall-mounted Worcester boiler; doors to the garage and the rear garden.

MASTER BEDROOM 1

Rear-facing king-size bedroom; space for range for free-standing furniture; carpeted flooring; window with a view over the green open space to the rear.

BEDROOM 2 & 3

Both double bedrooms in size; carpeted flooring in each; built-in wardrobes in each; space for additional furniture; Bedroom 2 with window to the front with a view across the rooftops towards the woodlands beyond; rear-facing Bedroom 3 with view to the rear over the green space.

CONSERVATORY

Victorian conservatory to the rear of the property; windows all round on low walls; patio doors to the rear garden; space for furniture; all-year usage with radiator installed and free-standing electric fire which is included in the sale.

SHOWER-ROOM & CLOAKROOM

Shower room with suite consisting:- W.C; wall-mounted wash-hand basin with storage unit underneath; shower enclosure with mains' shower unit fitted; vinyl flooring; wall tiles around wet areas; Velux window. Cloakroom consists of:- W.C, wall-mounted wash-hand basin, medicine cabinet, laminate flooring.

OUTSIDE

Front garden laid in gravel with a planted border; driveway laid in loc-bloc with parking available for several vehicles; fully enclosed rear garden with high boundary fencing; laid in gravel with paved paths leading to the rear gate access; rotary drying area; patio seating area; external tap; timber shed; garage with power and light.

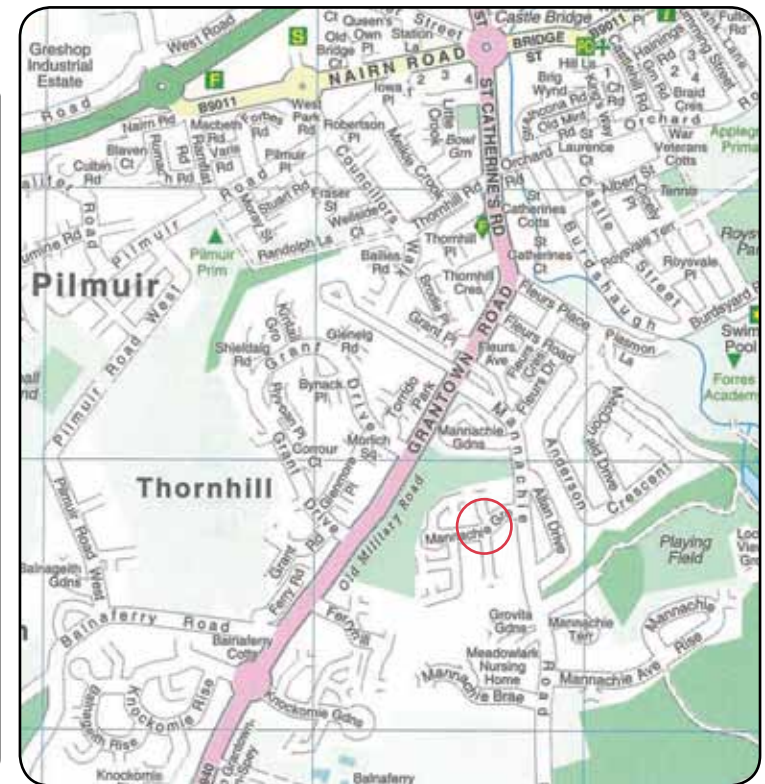
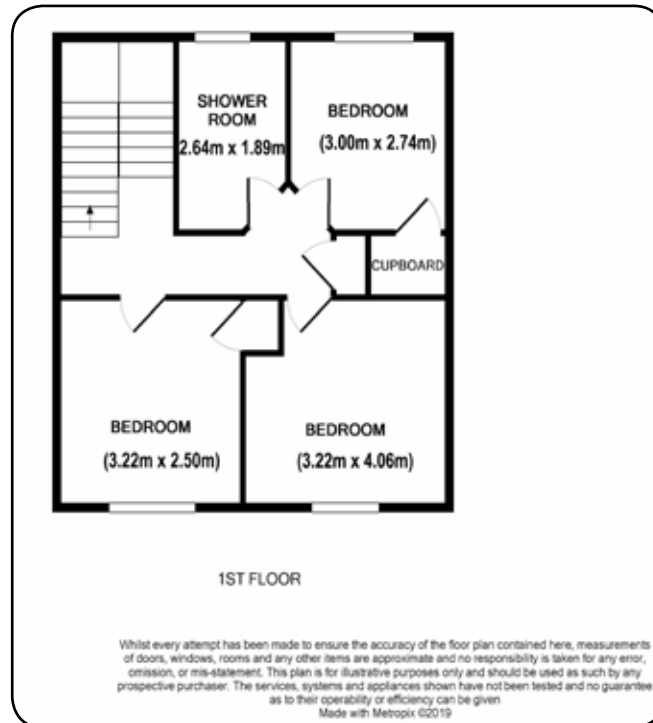
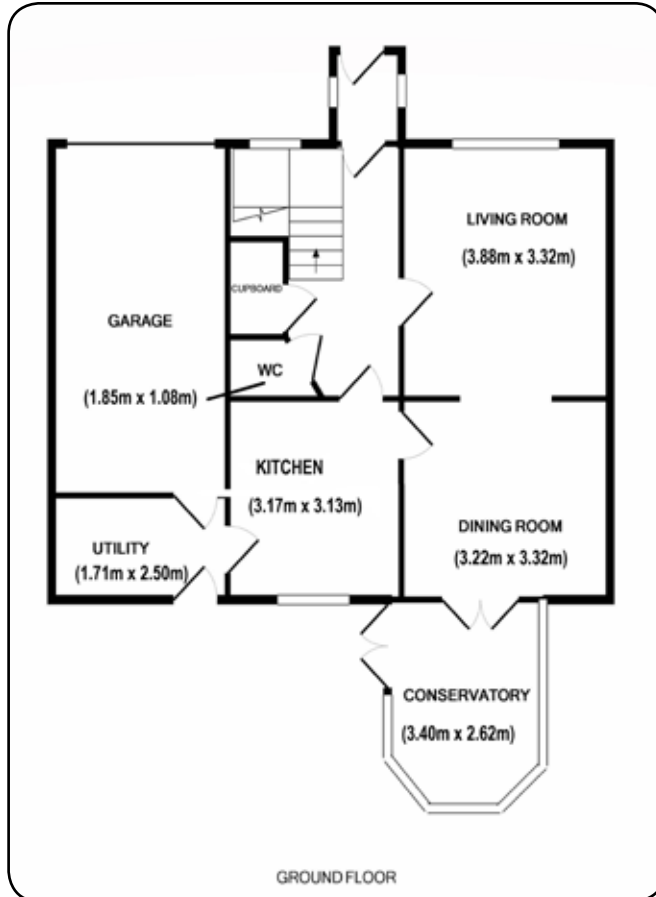


COUNCIL TAX: D

ENERGY EFFICIENCY RATING: C

NOTE 1: Included in the asking price will be all floor coverings, curtains, blinds, white goods listed, electric fire in the conservatory and the garden shed.

NOTE 2: If you are thinking of selling your property then we would be delighted to offer a free valuation. Please contact us on (01343) 544077 to arrange an appointment.



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A list of Members' names is available for inspection at our office

