



*AN ATTRACTIVE 2 BEDROOM END OF TERRACE
COTTAGE ON A BRILLIANT PLOT WITH DETACHED
GARAGE AND DRIVEWAY*



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McEwan Fraser Legal is delighted to present this attractive two bedroom end of terrace cottage. The property was built in circa 1850 and then extended in the 1960s, it has real curb appeal with its pretty external style and sits on a sizeable plot with a detached garage and driveway to the side of the property which is ideal for extending the property should you need more space in the future (subject to planning permission).

Inside, the property comprises of:

- Entrance porch
- Kitchen off of the spacious living area with doors to a rear conservatory
- Two bedrooms both upstairs
- A second reception room, formally used as a third bedroom with a downstairs shower room
- Family bathroom situated upstairs

In addition to this, the property includes driveway parking, garage, a small front walled garden and a large rear garden with a summer house.





kitchen & conservatory

sitting room







bedroom 1



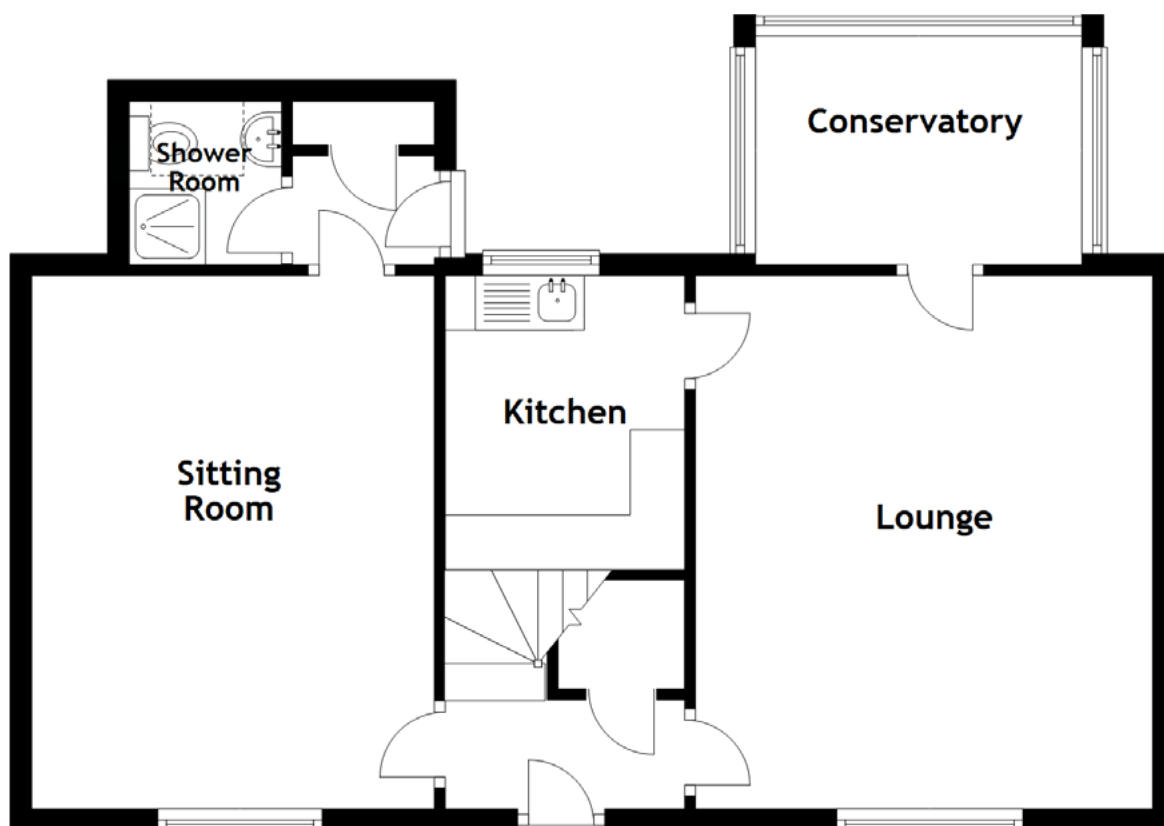
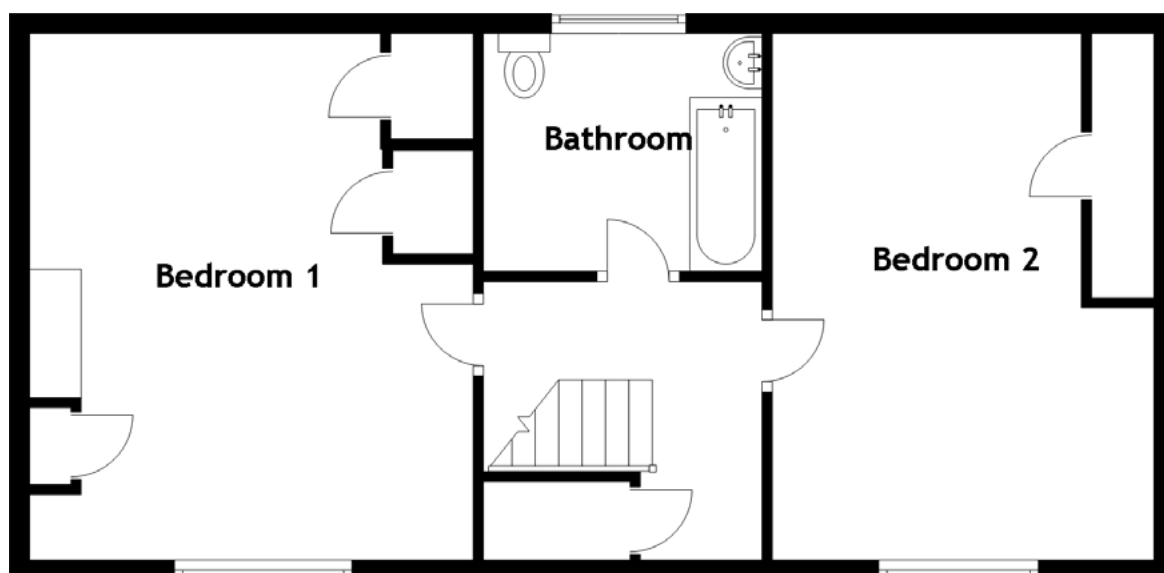


the bathroom



bedroom 2





Approximate Dimensions
(Taken from the widest point)

| | | | |
|--------------|-------------------------------|--|-------------------------------|
| Lounge | 4.90m (16'1") x 4.20m (13'9") | Bedroom 2 | 4.90m (16'1") x 3.70m (12'2") |
| Kitchen | 2.70m (8'10") x 2.20m (7'3") | Bathroom | 2.70m (8'10") x 2.30m (7'7") |
| Sitting Room | 4.90m (16'1") x 3.70m (12'2") | | |
| Conservatory | 3.00m (9'10") x 2.10m (6'11") | Gross internal floor area (m ²): | 112m ² |
| Shower Room | 1.50m (4'11") x 1.40m (4'7") | EPC Rating: | D |
| Bedroom 1 | 5.10m (16'9") x 4.30m (14'1") | | |

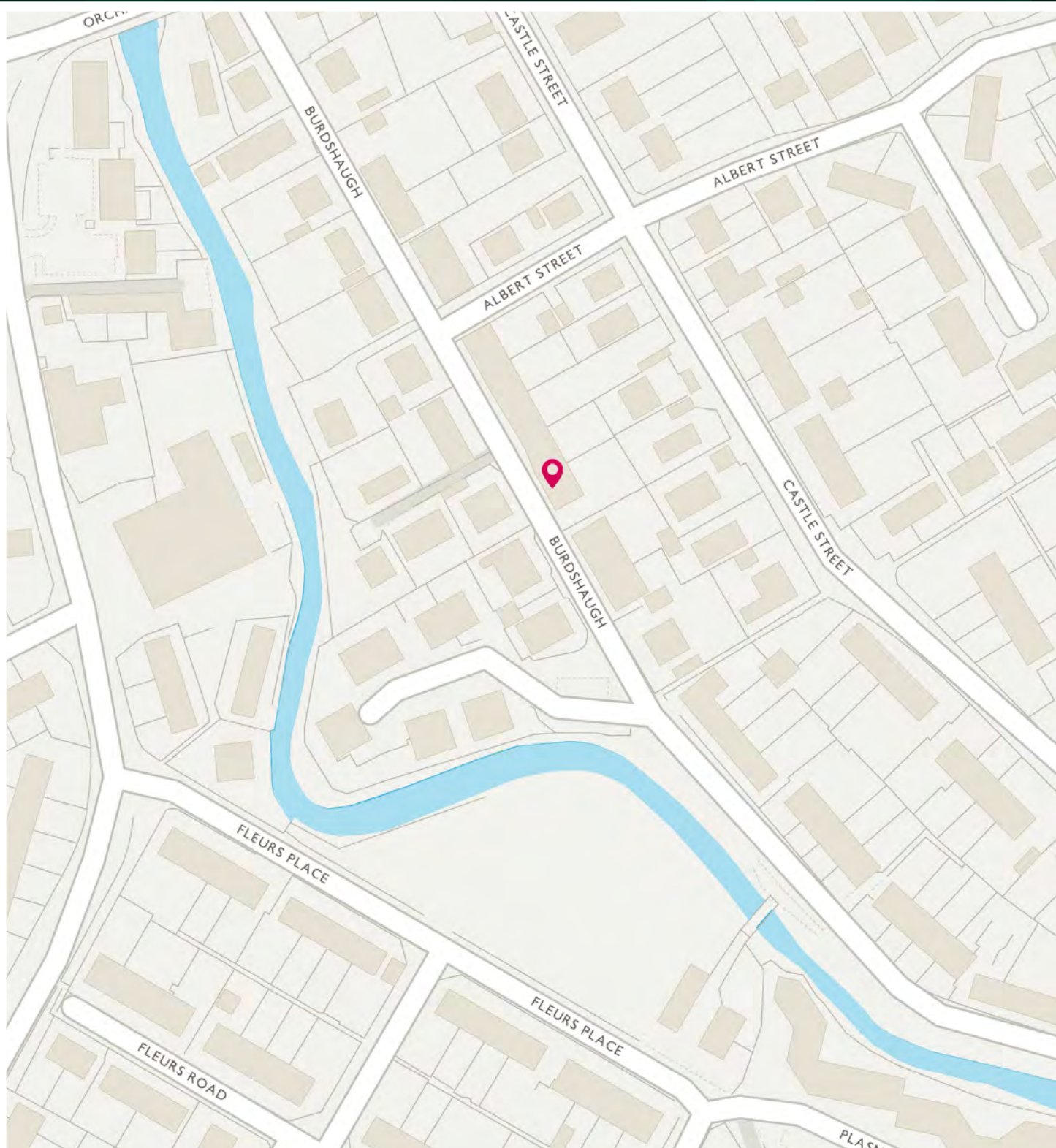




The attractive town of Forres is situated on the Moray coast, approximately 25 miles East of Inverness on the A96 trunk route which also connects the European Energy Hub of Aberdeen. The population of Forres is around 12,000 inhabitants. Burdshaugh is located in a quiet residential area and offers easy access to all local amenities including a large variety of shops, restaurants and supermarkets.

The town has a newly modernised railway station with regular services to Inverness, Elgin and Aberdeen. Applegrove Primary School and Forres Academy are close by. There are few areas of Scotland that offer such a wide range of attractions steeped in historical interest as Moray and the Moray Coast is varied and breathtaking. Forres has been a winner of the Britain in Bloom award on numerous occasions. Forres has its own challenging golf course and nearby are the internationally acclaimed courses of Nairn and Castle Stuart.

Inverness Airport is 20 miles away and enjoys excellent air links to many UK and International destinations. One hour to the South of Forres, the Cairngorm Mountains offer mountain biking, walking, skiing and snowboarding to suit all abilities.



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