




McEwan Fraser Legal

Solicitors & Estate Agents

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Dumyat

SANQUHAR ROAD, FORRES, MORAY, IV36 1DG



The Location

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. Sanquhar Road 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 & 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. Forres has been a winner of the Britain in Bloom award on numerous occasions.

Inverness Airport is 20 miles away and enjoys excellent air links to many UK & International destinations. Moray is also home to no fewer than fifty-one malt whisky distilleries, many of which are open to visitors. Forres itself has two distilleries, the Benromach and the Dallas Dhu, and are included in the Scottish Whisky Trail. One hour to the South of Forres, the Cairngorm Mountains offer mountain biking, walking, skiing and snowboarding to suit all abilities.

Forres has its own challenging golf course and nearby are the internationally acclaimed courses of Nairn & Castle Stuart.



The Property

McEwan Fraser Legal are delighted to offer an exciting opportunity to purchase this spacious three-bedroom, detached bungalow, located in a quiet street in the popular residential area of Forres. The property is in excellent decorative order and easily maintained.

The accommodation is all on one level and consists of a spacious lounge with gas fire. The kitchen (including integrated double oven & gas hob, dishwasher, washing machine, & fridge freezer), large dining room, three good-sized bedrooms two with fitted storage, bathroom with shower over bath and separate shower room. A Ramsay ladder accesses a spacious floored, lined and powered loft with considerable development potential.

The property benefits from gas central heating and double glazing. The front garden is mainly laid to lawn with a driveway allowing off road parking and access to the garage with an electrically operated door. The rear garden is private and fully enclosed, laid mainly to a mix of lawn and mature shrubs. This property is pet/smoke-free freshly decorated and carpeted throughout and is in walk-in condition, making an ideal family home.



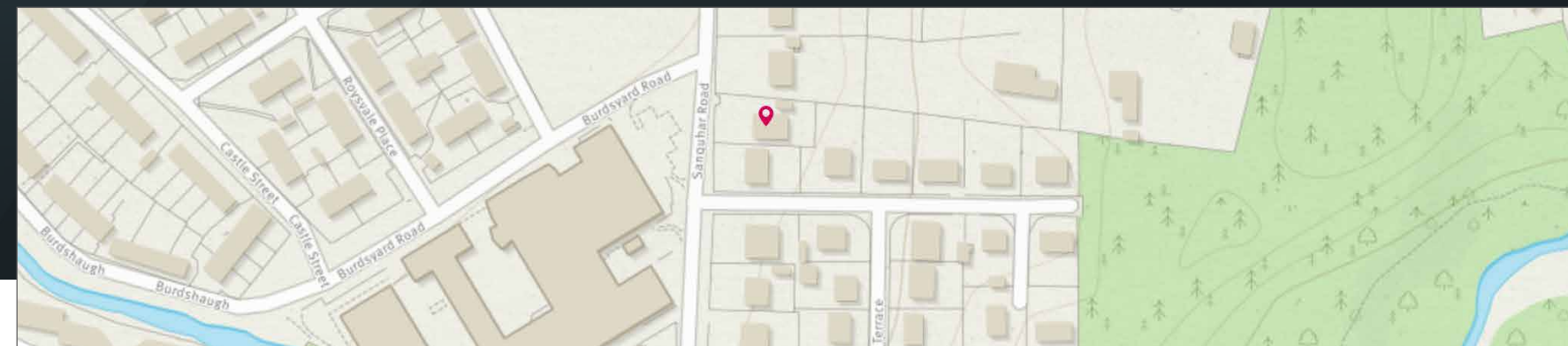


The Details

Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.90m (12'10")
Kitchen	3.90m (12'10") x 3.00m (9'10")
Dining Room	4.90m (16'1") x 4.30m (14'1")
Conservatory	5.00m (16'5") x 3.50m (11'6")
Bedroom 1	3.70m (12'2") x 2.90m (9'6")
Bedroom 2	3.70m (12'2") x 3.10m (10'2")
Bedroom 3	3.90m (12'10") x 3.00m (9'10")
Bathroom	3.90m (12'10") x 1.60m (5'3")
Shower Room	1.90m (6'3") x 1.70m (5'7")
Loft 1	7.40m (24'3") x 6.00m (19'8")
Loft 2	4.40m (14'5") x 3.90m (12'10")

Gross internal floor area (m²): 113m²
EPC Rating: D





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