

# 13 Mannachie Grove

FORRES, IV36 2WE



*A delightful two-bedroom semi-detached bungalow in Mannachie Grove, Forres in a quiet residential location*



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McEwan Fraser Legal is delighted to present this two-bedroom semi-detached bungalow. The property was originally a three-bedroom and is the SQM footprint of a three-bedroom bungalow but instead has a beautiful light through lounge/diner that creates a wonderful entertaining and living space.

# THE LOUNGE



Inside, the property comprises:

- Large through lounge/diner, with lots of natural light and a real feeling of space
- Separate kitchen to the front of the property including a modern Worcester Bosch boiler



# THE DINING AREA





# THE KITCHEN







- Two bedrooms with fitted storage
- Family shower room
- Loft space for storage

# THE SHOWER ROOM



# BEDROOM 1





# BEDROOM 2





In addition, the property includes a great-sized garden to the rear, a smaller garden to the front, driveway parking for multiple cars and a detached single garage.

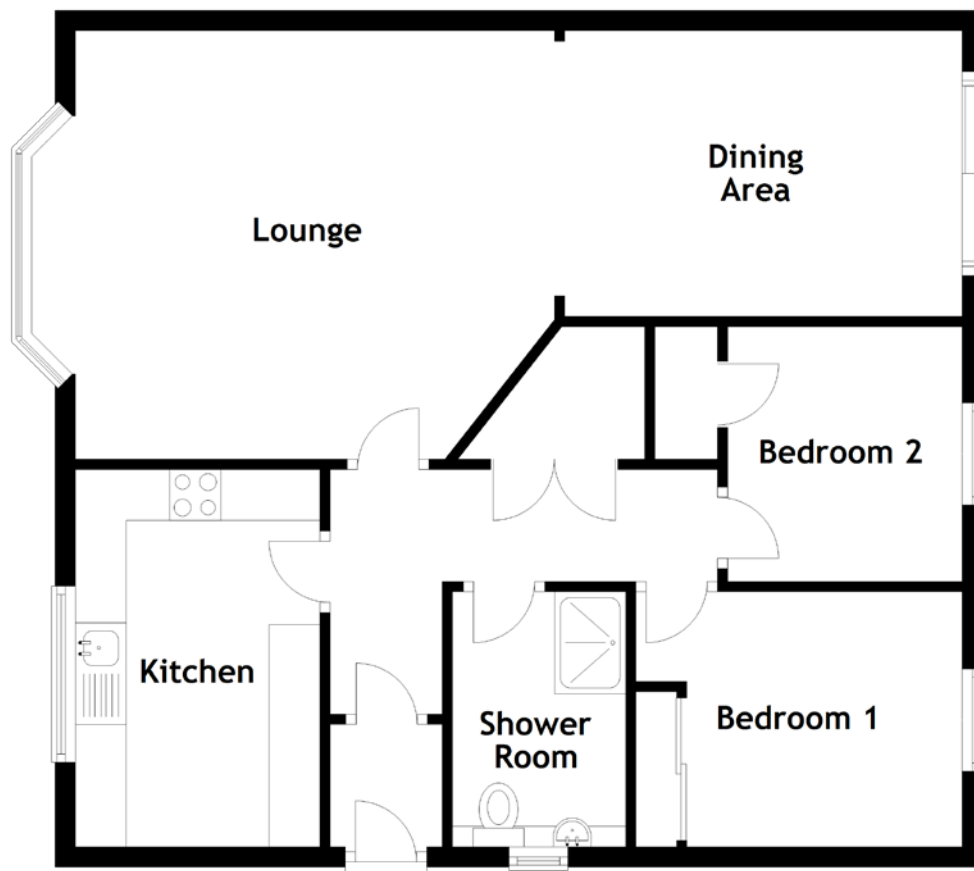
This is a rare opportunity to acquire a bungalow in a fantastic part of Forres.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

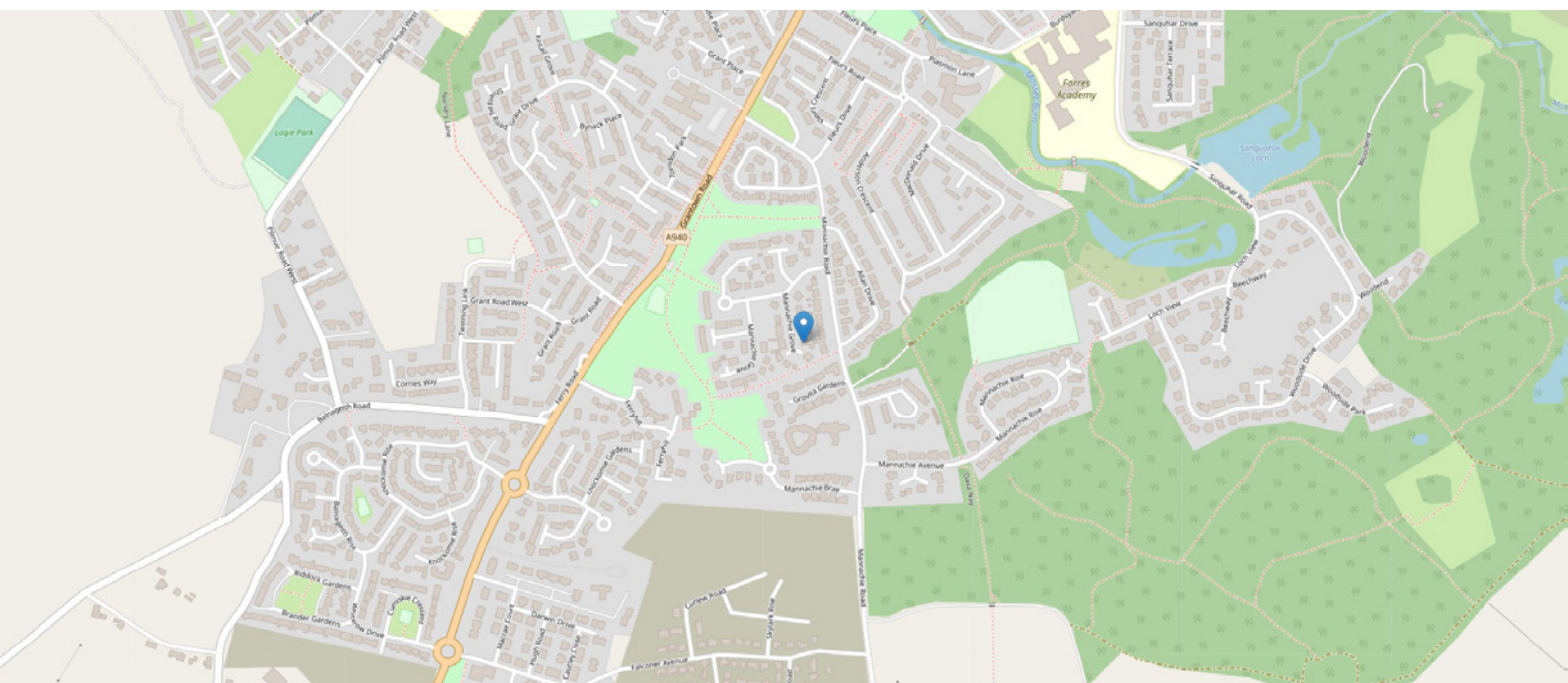


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.70m (15'5") x 4.20m (13'9")
Dining Area	4.00m (13'1") x 2.80m (9'2")
Kitchen	3.70m (12'2") x 2.40m (7'10")

Bedroom 1	3.20m (10'6") x 2.50m (8'2")
Bedroom 2	2.50m (8'2") x 2.30m (7'7")
Shower Room	2.50m (8'2") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>  
EPC Rating: C





# 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 to Aberdeen. The population of Forres is around 12,000 inhabitants. Mannachie Grove is a quiet residential area around 1 mile away from the high street, where there is a multitude of shops, cafes, pubs, restaurants and a large Supermarket superstore, there is also a recently modernised railway station with regular services to Inverness, Elgin, Aberdeen and a recently added Inverness Airport station which will get you to the Airport in around 21 minutes. Applegrove Primary School, Forres Academy and The medical practice are all within a short walk of the property.







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.

Inverness Airport is 20 miles away and enjoys excellent air links to many UK and 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 and Castle Stuart.



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