



52 Mannachie Grove, Forres, IV36 2WG



We are delighted to present this spacious three-bedroom family home, situated in a popular residential area of Forres.

Occupying a generous corner plot within the development, the property is ideally located close to the town centre, offering convenient access to a wide range of local and national retailers, supermarkets, a post office, and other everyday amenities.

The well-proportioned accommodation comprises an entrance porch, welcoming hallway, spacious lounge, kitchen, dining room, conservatory, and cloakroom/WC. Upstairs, there are three good-sized bedrooms and a 4-piece family bathroom.

Further benefits include gas central heating, double glazing, a private driveway, a single garage, and enclosed front and rear gardens, making this an ideal home for families or those looking for additional outdoor space.

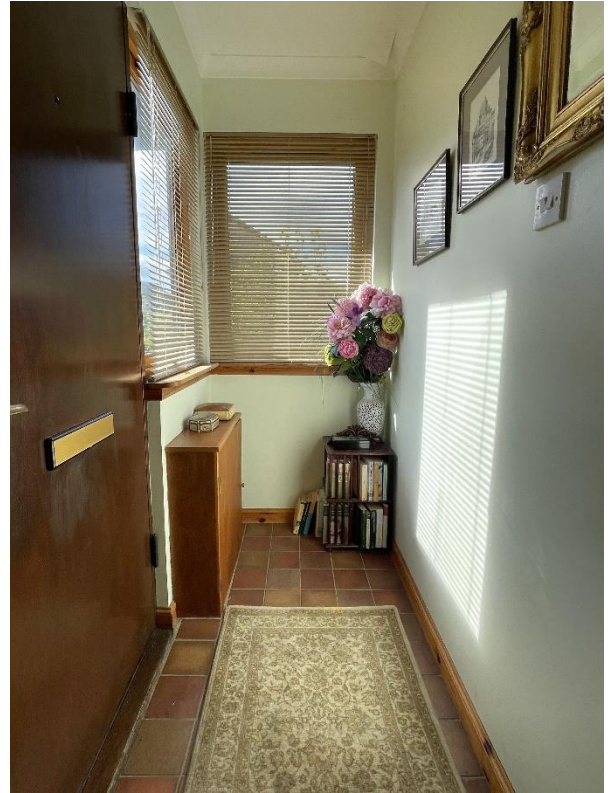
EPC Rating Band "C"

OFFERS OVER £250,000

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

Entrance Porch- 6'1" (1.84m) 3'3" (0.98m)

The property is entered via a secure wooden front door with a security spyhole, leading into a welcoming entrance vestibule. The vestibule features double-glazed windows to the front aspect fitted with Venetian blinds, a ceiling light fitting, a papered ceiling with decorative coving, and tiled flooring. A useful built-in cupboard houses the consumer unit (fuse box), while a multi-pane glazed door provides access to the main entrance hallway.



Hallway – 12'3" (3.73m) x 7'11" (2.4m)

The entrance hallway features a pendant light fitting, a papered ceiling with coving, a smoke alarm, fitted carpet, a single radiator, and a BT telephone point with a double power socket. A staircase rises to the first-floor accommodation, with a useful built-in understairs storage cupboard providing ample space and fitted wall-mounted coat hooks. Doors lead to the lounge, kitchen, and ground floor cloakroom, while a central heating thermostat is conveniently positioned within the hallway.



Lounge – 12'8" (3.86m) x 14'8" (4.47m) within the bay window

The spacious lounge features a stylish three-ball pendant light fitting operated by a dimmer switch, a papered ceiling with decorative coving, a smoke alarm, TV point, and a range of power sockets. A large, double-glazed bay window to the front aspect is fitted with Venetian blinds, a pelmet, and hanging curtains, allowing plenty of natural light to fill the room.

The room benefits from attractive solid wood flooring, a double radiator, and an open archway leading seamlessly into the dining room, creating an ideal space for both everyday family living and entertaining.



Dining Room – 11'5" (3.47m) x 10'5" (3.17m)

The dining room is a well-proportioned space featuring a five-bulb ceiling light fitting operated by a dimmer switch allowing the ambience to be easily adjusted. a papered ceiling with coving, a double radiator, and a range of conveniently positioned power sockets. Glazed doors open into the conservatory, while an open doorway provides access to the kitchen, creating an excellent flow for everyday family living and entertaining.



Conservatory – 12'9" (3.88m) x 10'11" (3.32m)

The conservatory is of timber construction with a polycarbonate roof and enjoys an abundance of natural light through windows to all aspects, each fitted with Roman blinds. Double doors open onto the decked seating area and the enclosed rear garden, providing an excellent space for relaxing or entertaining. The room features laminate wood flooring, a double radiator, an additional electric radiator, two double power sockets, and two wall-mounted light fittings, making it a comfortable and versatile living space throughout the year.



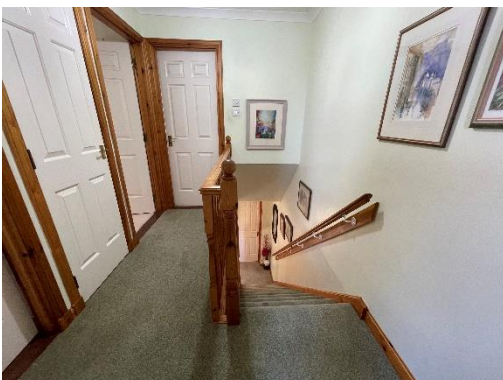
Kitchen – 11'6" (3.5m) x 10'0" (3.05m)

The kitchen is fitted with a range of wall and base units incorporating roll-edge work surfaces, complemented by ceramic tiled splashbacks and under-cabinet lighting. Integrated appliances include a brand-new single electric oven, a four-ring gas hob with an overhead extractor hood, and a composite sink with a mixer tap and drainer. There is under-counter space and plumbing for both a washing machine and dishwasher, together with freestanding space for a fridge/freezer. Additional features include vinyl flooring, a range of power sockets, a four-bulb ceiling light fitting, a papered ceiling with coving, a heat detector, extractor fan, and carbon monoxide alarm. The Worcester gas-fired boiler is neatly positioned in the corner of the room. A double-glazed window fitted with Venetian blinds overlooks the rear garden, while a secure rear door with an obscure glazed panel provides direct access to the garden.



Cloakroom – 6'2" (1.87m) x 3'3" (0.98m)

The ground floor cloakroom is fitted with a low-level WC and a pedestal wash hand basin with chrome taps and a tiled splashback. Additional features include wood flooring, a single radiator, brass-effect accessories, a ceiling light fitting, and coving. An obscure double-glazed window to the front aspect, fitted with a Roman blind, provides natural light while maintaining privacy.



Staircase & Landing –

A carpeted staircase with a pine balustrade and spindles rises to the first-floor landing. The landing features a pendant light fitting, a papered ceiling with decorative coving, a smoke alarm, loft access, and a double power socket. A useful built-in storage cupboard, traditionally used as an airing cupboard, provides fitted shelving for additional storage. Doors lead to all three bedrooms and the family bathroom.

Bedroom 1 – 11'11" (3.62m) x 10'6" (3.2m) plus door access

The principal double bedroom is a well-proportioned room featuring a pendant light fitting, coved ceiling, fitted carpet, single radiator, TV point, BT telephone point, and a range of power sockets. A double-glazed window to the rear aspect, fitted with hanging curtains on a brass curtain pole, provides an outlook over the rear garden. The room also benefits from a double wardrobe with mirrored sliding doors, offering a combination of shelving and hanging storage.



Bedroom 2 – 9'10" (2.99m) 10'6" (3.2m) plus door access

Bedroom two is a comfortable room featuring a pendant light fitting, coved ceiling, fitted carpet, single radiator, TV point, BT telephone point, and a range of power sockets. A double-glazed window to the front aspect is fitted with hanging curtains on a brushed metal curtain pole. The room also benefits from a built-in wardrobe with mirrored sliding doors, providing a useful combination of shelving and hanging storage.



Bedroom 3 – 10'1" (3.07m) x 8'5" (2.56m)

Double bedroom featuring a pendant light fitting, a coved ceiling, fitted carpet, a TV point, BT telephone point, and a range of power sockets. A double radiator provides warmth, while a double-glazed window to the rear aspect, complete with hanging curtains, allows for plenty of natural light and enjoys views over the rear garden.



Family Bathroom – 6'4" (1.92m) x 10'0" (3.05m) within shower recess

The family bathroom is fitted with a 4-piece suite comprising a panelled bath with chrome taps, a low-level WC, and a walk-in shower enclosure with a mains-operated shower. The room features full-height tiling to the shower area, with mid-height tiling to the remaining walls. A built-in wash hand basin set within a tiled vanity unit includes chrome taps, complemented by a wall-mounted mirror and recessed vanity cupboards with additional overhead lighting. Further features include a ceiling light fitting, coving, extractor fan, white heated towel rail, and tiled display/storage areas. An obscure double-glazed window to the front aspect, fitted with a Venetian blind, provides natural light and privacy.



Driveway & Garage

A Stone chip driveway provides access to the front entrance and single garage.

The garage has an up and over door to the front aspect with a service door with safety glass is located at the rear of the property. The garage has a concrete floor and breeze block walls.

Front & Rear Garden

The front garden is attractively landscaped with a selection of mature shrubs and established planting, complemented by areas of gravel chippings and a small patio seating area, providing a low-maintenance and welcoming approach to the property.

The rear garden enjoys an excellent degree of sunshine throughout the day and features a wraparound timber decking area, providing attractive seating spaces for outdoor relaxation and entertaining. Pathways lead through the garden to a rear corner patio area, where there is also a small timber shed providing useful storage. The garden is fully enclosed by timber fencing and benefits from a variety of established shrubs, trees, and plants positioned around the borders and within the centre of the garden. Additional features include an outside tap and lighting located near the kitchen access. Stone built BBQ. The garden paths and patio areas have recently been improved, and the timber decking has also been renewed, creating a well-maintained and enjoyable outdoor space.



Note 1 - All integrated appliances, floor coverings, light fittings, blinds, curtains and poles are included in the sale.

Council Tax Band currently "E"