



8 DRUMDUAN PARK, FORRES IV36 1FQ



We are delighted to present this well presented 2 Bedroom Semi-Detached Home located in the popular residential area of Drumduan Park, which lies on the East side of Forres.

The property is positioned within a quiet cul-de-sac area Within walking distance of the Golf Course, Squash Courts and Grant Park. The Town Centre provides further amenities to include Retail Shops, Banking Hub, Post Office plus many more.

Accommodation comprises; Entrance Vestibule, Lounge, Breakfasting Kitchen, 2 Bedrooms and a Shower Room. Further benefits include Double Glazing, Gas Central Heating, Enclosed Garden, Garage and Driveway.

Internal Viewing is Strongly Recommended.

EPC Rating Band C

OFFERS OVER £180,000

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

Entrance to the property is through a uPVC double glazed door with obscure glazed panels.

Vestibule - 3'7" x 4'2"

Welcoming Vestibule with single pendant light fitting to the ceiling. Wood effect flooring. Wall mounted coat hooks. Small cupboard housing the consumer units. Door with glazed panel leading to the Lounge.



Lounge - 12'9" x 18'0"

Nicely presented Lounge with window to the front aspect with curtain pole. Wood effect flooring. Eight recessed spotlights to the ceiling. Double radiator. TV point, BT point and various power points. Stairs leading to upper accommodation with under stair storage. Door with glazed panel leading to the Breakfasting Kitchen.

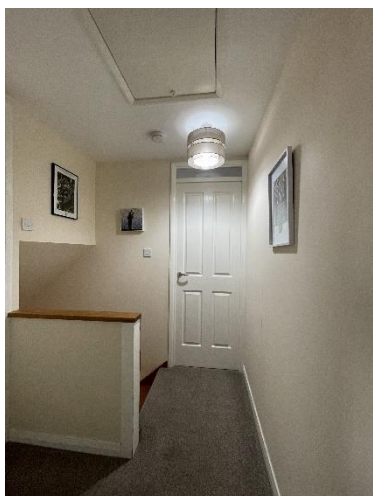




Breakfasting Kitchen - 8'7" x 12'10"

Smart and well appointed full fitted Kitchen with a range of base units and wall mounted cupboards. Roll top work surface and ceramic tiling to the walls. Integrated appliances include a single oven, four ring gas hob, stainless steel splash back and overhead extractor. Stainless steel sink, drainer and mixer tap. Space available for a fridge, washing machine and fridge/freezer. Various power points. Wall mounted shelving. Ceramic tiling to the floor. Wall mounted heating control. Four bulb light fitting and smoke alarm to the ceiling. Wall mounted carbon monoxide detector. Space available for a dining table and chairs. Window overlooking the Garden to the rear of the property with Roman blind. uPVC double glazed door with glazed panels leading out to the Garden.





Staircase & Landing

Open staircase with handrail leading to upper accommodation. Single pendant light fitting & smoke alarm to the ceiling. Carpet to the floor. Access to the partially floored loft space. Single power point. Built in cupboard offering shelved storage. Doors leading to Bedrooms and Shower Room.

Bedroom 1 - 12'9" x 8'3"

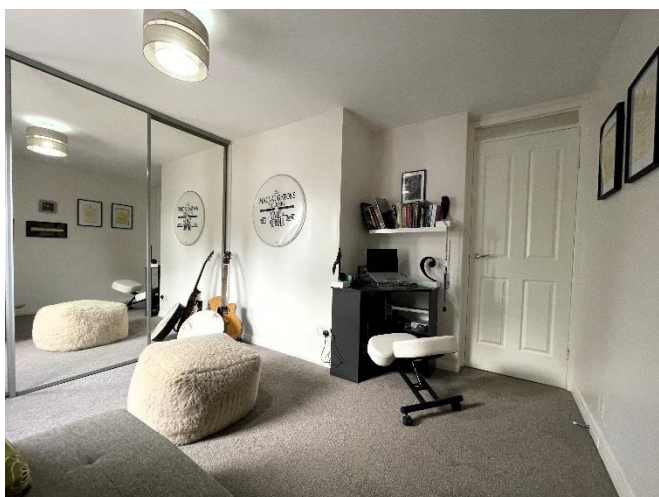
Double bedroom with window to the rear aspect with curtain pole. Single pendant light fitting to the ceiling. Various power points. Double radiator. Fitted carpet to floor. Built-in wardrobe providing part shelf and hanging storage, fronted by mirror doors and houses the Glow-Worm gas fired boiler.





Bedroom 2 – 10'2" x 10'7"

Double Bedroom with window to the front aspect with curtain pole. Fitted carpet to floor. Single light fitting to the ceiling. Double radiator and various power points. Built-in wall to wall fitted wardrobe providing part shelf and hanging storage, fronted by sliding mirror doors.



Shower Room - 6'3" x 6'3" (including shower enclosure)

Modern Shower Room with low level WC with concealed cistern, wash hand basin within vanity unit and shower enclosure with shower tray and overhead mains shower. Ceramic tiling to the walls and floor. Wall mounted illuminated mirror. Window to the side aspect with obscure glass. Four recessed spotlights to the ceiling. Wall mounted chrome heated towel rail. Chrome accessories. Shaving point.



Driveway, Garage (18'6" x 8'4") and Garden

To the front of the property, we have a loc bloc driveway proving off street parking for two cars.

Garage with up and over door to the front and open to the back, with power and light.

The Rear Garden has a variety of flowers and mature shrubs, is tiered and enclosed within a timber fence boundary. Paved patio seating area and rotary dryer. Steps leading to a stone chipped area with a decked seating area. Timber garden shed.





Council Tax Band Currently C

Note 1

All floor coverings, light fittings and integrated appliances are included in the sale.

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment
