

CCL



3 Invererne Road | Forres | Moray | IV36 1DZ

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3 Invererne Road, Forres, Moray, IV36 1DZ

- 3 Bedroom Detached House
- Lovely Residential Location
- Living Room
- Kitchen
- 3 Bedrooms
- Family Bathroom
- Gas Central Heating & Double Glazing
- Gardens front, side & Rear
- Driveway for private parking

Summary

CCL are delighted to bring to market this 3 bedroom detached family home in the popular town of Forres. Spanning two floors, the property consists of Entrance hall, Living Room, Kitchen, 3 bedrooms and family bathroom. Driveway for private parking, with gardens to the front, side and rear. Early viewing is highly recommended to appreciate the accommodation on offer.

The property is located in an ideal area of Forres, which is situated 25 miles east of Inverness and 12 miles west of Elgin. There are various historic artifacts and monuments in the town itself. The town has historic links with Macbeth, before he was King, he ruled over Moray from his castle in Forres. The 'Suenos Stone' which is over 22 feet tall is the largest known Pictish sculptured stone in the world and can be found at the east end of the town. Forres has many football fields, a cricket pitch, bowling rinks, a swimming pool and a fitness centre, squash courts, tennis courts, two golf courses, badminton, archery, gymnastics, bowling and basketball so there is always something to do. Excellent primary schools & academy as well as the famed Drumduan School (Steiner)





Property

Traditional stone house built in 1845, has been sympathetically upgraded with bespoke made traditional interior doors. This ideal family home spanning two floors, with comfortable spacious accommodation. All carpets and floor coverings, light fittings are included, as well as all integral kitchen goods. Also benefits from Double Glazing and Gas Central Heating.

Entrance hallway:

Accessed via a exterior door with glazed central panel, the hallway gives access to all downstairs accommodation.

Living Room: (4.12m x 3.64m)

A good sized living space with picture window to the front providing excellent natural light, with light neutral décor, new carpet and two recess display areas.

Kitchen: (4.07m x 3.64m)

Light and bright kitchen fitted with a range of light wood wall and base units with contrasting dark worktop incorporating a stainless steel sink and drainer. Integral double oven, induction hob, and chimney style extractor hood. Also, integral fridge and freezer, dish washer, space and plumbing for washing machine. Under stair storage cupboard. Picture window to the front over looking the garden. Space to accommodate a table and chairs. Wall mounted central heating boiler, recently installed when renovating.

Family Bathroom: (2.86m x 2.29m)

Family bathroom fitted with a three piece white modern suite comprising of WC, wash hand basin and bath, with over the bath electric shower and fitted with a glazed screen door. Frosted window to the rear.

Upper Landing

Carpeted staircase leads to the upper landing which in turn provides access to the three bedrooms. Window to the rear provides excellent natural light.

Bedroom 1: (4.02m x 3.62m)

Spacious double bedroom with recess storage areas, ample space for free standing furniture. Picture window to the front provides excellent natural light.

Bedroom 2: (4.05m x 2.61m)

Another double room again with recess storage areas and ample space for free standing furniture and window to the front.

Bedroom 3: (2.82m x 2.31m)

A further bedroom again to the front, with ample space for free standing furniture.

External

Small well maintained garden to the front is enclosed by a wall, has a path to the front door along the front of the property to the side where there is a large area in gravel chips, surrounded by mature hedging, the path continues to the rear, where there is a slabbed patio area with raised flower bed. To the side there is also a driveway which provides private parking for 2 vehicles.







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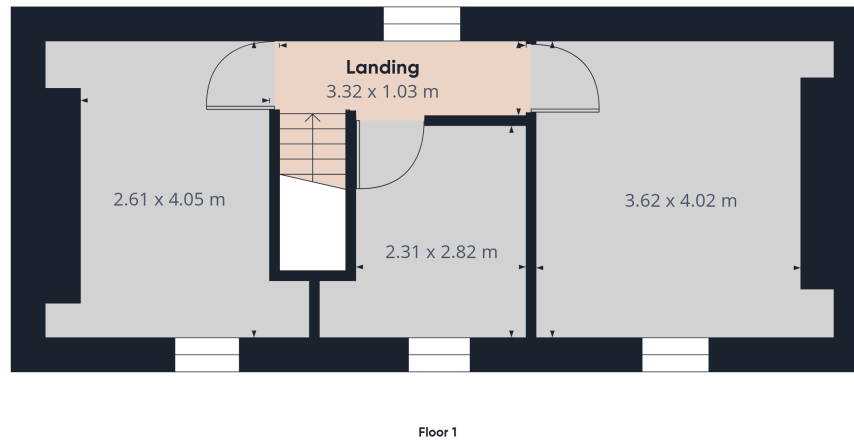
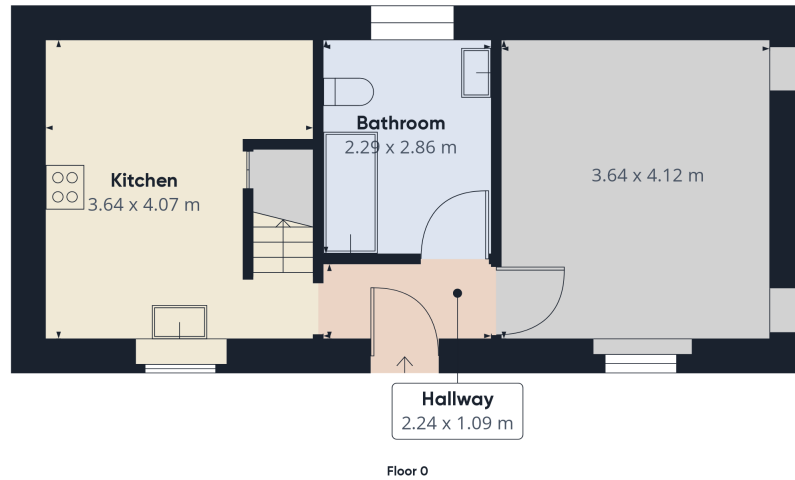
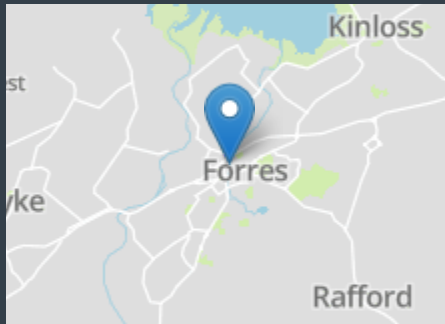
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Approximate total area⁽¹⁾
77.79 m²

Reduced headroom
0.04 m²

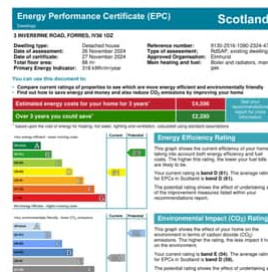
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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All appointments to view this or any of our other properties must be made through the vendors sole agents:

CCL Property

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.