



17 Allan Drive, Forres, IV36 2JX
Offers over £230,000

Detached three bedroom bungalow in excellent order throughout and situated in a popular quiet residential area of Forres. The accommodation comprises entrance vestibule, hallway, lounge/diner, kitchen, utility room, three bedrooms & a shower room. The property further benefits from double glazing, gas central heating, garden, garage & driveway.

ENTRANCE VESTIBULE

UPVC & glazed door, wood effect flooring, ceiling light fitting.

HALLWAY

Built-in cloak cupboard, double built-in shelved linen cupboard with radiator, wood effect flooring, ceiling light fitting.

LOUNGE/DINER

Two windows to front, wood effect flooring, ceiling & wall light fittings.

KITCHEN

11'5" x 10'10" (3.50m x 3.31m)

Window to rear, fitted kitchen in wood effect, double built-in electric oven, 4 ring gas hob & hood, double built-in storage cupboard, single built-in cupboard housing the electric consumer units, wood effect flooring, ceiling light fitting.

UTILITY ROOM

9'3" x 5'9" (2.82m x 1.77m)

Window to rear, range of base & wall units, stainless steel sink, plumbed in Bosch washing machine, & slimline dishwasher, built-in cloak cupboard, wall mounted gas central heating boiler, wood effect flooring, ceiling light fitting.

BEDROOM 1

10'8" x 10'7" (3.27m x 3.24m)

Window to rear, two sets of double built-in wardrobes, fitted carpet, ceiling light fitting.

BEDROOM 2

12'8" x 9'7" (3.87m x 2.93m)

Window to front, double built-in wardrobes, fitted carpet, ceiling light fitting.

BEDROOM 3

12'8" x 6'11" (3.87m x 2.13m)

Window to front, recessed shelved storage space fitted carpet, ceiling light fitting.

SHOWER ROOM

10'7" x 5'7" (3.25m x 1.72m)

Window to rear, sink, WC, & spacious walk in shower enclosure with mains shower, wood effect vinyl, ceiling light fitting.

GARAGE

Up & over door, power & light, personnel door to rear garden.

OUTSIDE

The garden to the front is low maintenance gravel & planted with mature shrubs. A loc bloc driveway provides off street parking. The rear garden has low maintenance gravel, patio,

raised bed & planted with mature shrubs & trees, also included is a summer house with power.

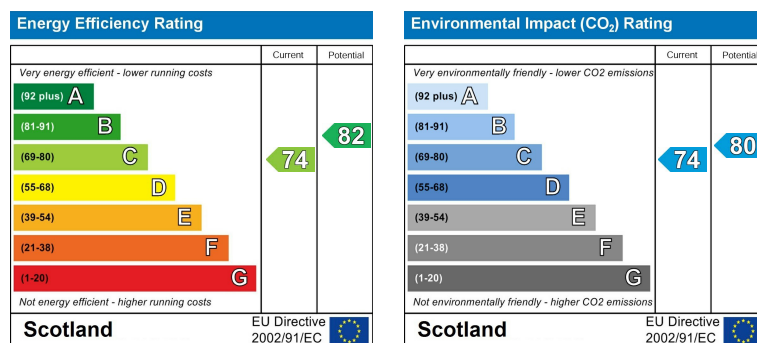
NOTES

Included in the asking price is all carpets and fitted floor coverings, all blinds and light fittings, all shower room fittings, the oven, hob & hood in the kitchen, the Bosch washing machine & dishwasher in the utility room and the summer house in the garden.

Area Map



Energy Efficiency Graph



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