



Moray Council Property Sales Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

FOR SALE

TAIGH FARRAIS, MACDONALD DRIVE, FORRES



Fixed price of £230,000

Detached bungalow situated in a predominantly residential area approximately $\frac{3}{4}$ of a mile from Forres town centre. The accommodation comprises an entrance vestibule, hallway, open plan living and dining room with kitchen and conservatory off, five bedrooms two of which have en-suites, a family bathroom and separate w.c. The property benefits from double glazing, gas fired central heating, low maintenance gardens and large driveway.

Any party wishing to submit an offer should first note their interest. Full instructions on submitting an offer will subsequently be issued only to parties who have noted interest.

General Description

The property is of timber framed and block rendered walls construction, with pitched timber roofs clad in interlocking concrete tiles. The property has been recently improved internally with sections of new flooring and floor coverings and redecorated plasterboard walls and ceilings. The property benefits from double glazing and gas central heating. See the attached plan below for room dimensions and the building layout.

Accommodation

Ground Floor

Entrance Hall:	The L-shaped hallway provides access to the main accommodation.
Living room	5.57m (max) x 6.75m (18'3" x 22'2") With entry off the hallway, the living room has a large west facing feature bay window,
Bedroom 1	4.10m x 4.16m (13'5"x 13'8") Rear facing bedroom.
Bedroom 2	4.10m x 4.16m (13'5"x 13'8") Rear facing bedroom.
Bedroom 3	3.54m x 5.33m (11'7"x 17'6") Front facing bedroom with ensuite bathroom off.
Bedroom 4	2.66m x 5.32m (8'9"x 17'6") Front facing bedroom with ensuite shower room off.
Bedroom 5	2.66m x 5.32m (8'9"x 17'6") Front facing bedroom
Bathroom 1	3.46m x 2.73m (11'4"x 8'11") The bathroom benefits from 1 low flush WC, a wash hand basin and a bath and a shower.
W.C.	1.86m x 1.62m (6'1"x 5'4") The w.c. benefits from a low flush WC and a wash hand basin.
Kitchen/Diner	An L shaped area with kitchen of 2.68m x 2.76m (8'9"x 9'0") and dining room of 4.03m x 4.75m (13'2" x 15'7") The kitchen faces out over the rear garden and is fitted with modern kitchen units.
Conservatory	3.03m x 3.26m (9'11" x 10'8") Access to the rear garden is available by way of a set of patio doors.

Extras included in the sale: All floor coverings, blinds and fixed light fittings are included in the sale.

Grounds

The property benefits from easily maintained enclosed gardens to the rear and a lock block parking area for 4 - 5 cars to the front.

The garden boundaries are partly defined in concrete block harled walling and part timber fencing.

External Photos



Side and rear garden areas

Internal Photos



Lounge area



Hallway



Kitchen/Dining Area



Bedrooms 2 & 3

Energy Performance Certificate

Current rating is Band D (66).

To view the full Energy Performance Certificate or Home Report please use the following the link:- <https://app.onesurvey.org/Pdf/HomeReport?q=nDrrPWEI8zyLlbq5FXd%2ffQ%3d%3d>

Rateable Value / Council Tax Banding

Although the authorised use is as a dwelling house the property has been previously assessed as a Residential Home and has a Rateable Value of £12,250. The purchaser will be responsible for arranging with the Grampian Assessor to review and provide a new Council Tax banding assessment as appropriate following purchase. For further information please contact the Grampian Valuation Joint Board, 234 High Street, Elgin, IV30 1BA, Tel. No: (01343) 619819 or alternatively e-mail them on elgin@grampian-vjb.gov.uk.

Planning and Building Control

The property has been previously used as a respite home for adults but a change of use to a private dwelling house was recently obtained under planning reference 20/01159/APP.

For further advice on Planning issues please visit the Council's website via this link http://www.moray.gov.uk/moray_standard/page_41669.html or contact the Duty Officer, Development Control Section, Moray Council. Tel No 0300 1234561 between 2pm and 4pm Mon-Fri.

For further advice on Building Control issues please contact the Duty Officer, Building Control Section, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No 0300 1234561 between 2pm and 4pm Mon-Fri.

Title

The Council's Title to the property can be viewed by arrangement by contacting Aileen Scott (Legal Services Manager), Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Email: aileen.scott@moray.gov.uk

Further Details/Viewing

For further details or to arrange a viewing please complete the following [form](#), and Ian Walker, the Estates Surveyor managing this property, will be in contact shortly. Alternatively you may call Ian on 07855 146191

Offers

Fixed Price of £230,000 to purchase the property.

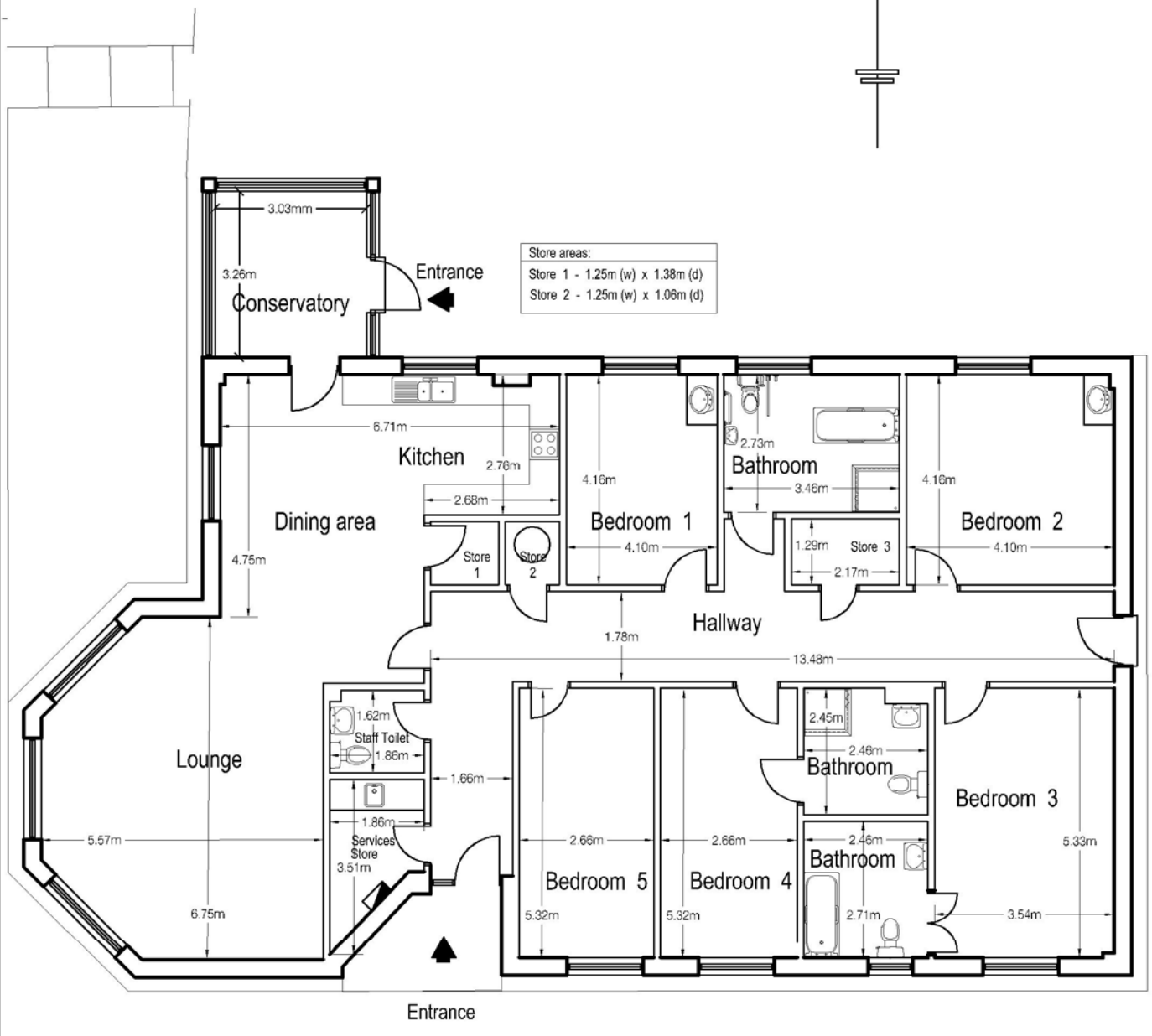
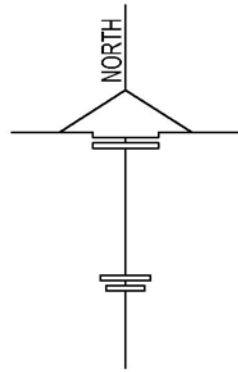
All parties interested in submitting an offer should note their interest in writing to the Estates Manager, Moray Council, Moray Council, Council Offices, High Street, Elgin, IV30 1BX or email estates@moray.gov.uk

All parties who have had their interest noted will be sent details of a closing date for the receipt of offers once this has been set, together with details of the procedure for the submission of offers and an official tender label. It should be noted that the Council is not obliged to accept the highest offer or any offer.

Disclaimer: This information does not constitute a representation, warranty or offer and will not form part of any contract which may ensue. The information provided here is purely intended to give a fair and reasonable description of the subjects and prospective purchasers must satisfy themselves with regard to the accuracy of any statements contained in the above particulars.

Any intending offerers must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the Requirements of Writing (Scotland) Act 1995 these particulars are neither intended to create nor to be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of missives between respective solicitors.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



Floor Plan.



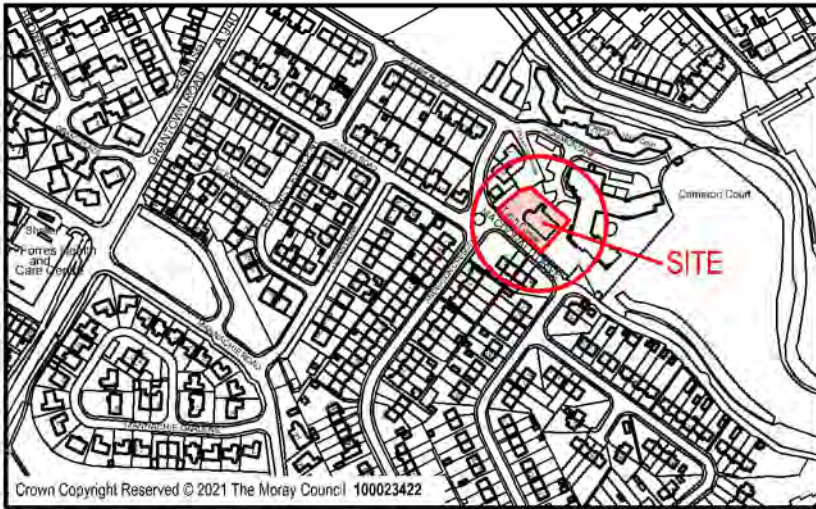
Property For Sale
Taigh Farrais,
MacDonald Drive,
Forres.

**Housing & Property Services
 Estates**

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The Moray Council
 Council Office, High Street, Elgin IV30 1BX
 Telephone: 0300 1234566

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LOCATION PLAN
1:5,000



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