



35 Brander Gardens, Forres IV36 2QD



We are delighted to offer this Modern 2 Bedroom Top Floor Apartment located in a popular residential area of Forres.

Forres is a thriving Town located on the Moray Coast. You will find a variety of Shops, Supermarkets, Schools, Leisure and public facilities along with a dedicated rail and bus service providing transport to the neighbouring Towns and Cities of Aberdeen and Inverness.

Spacious accommodation comprising; Communal Entrance with a Staircase to the 2nd floor. Hallway, Lounge with Open Plan Kitchen, Master Bedroom with En-Suite Shower Room, Further Double Bedroom and a Family Bathroom. Further benefits include Off Road Car Parking, Gas Central Heating and Triple Glazing.

An Internal Viewing Is Highly Recommended.

EPC Rating – B

OFFERS OVER £130,000

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

Entrance to the property is through a security door to a Communal Entrance Hallway.

Communal Entrance Hallway

uPVC double glazed door with side glass panel windows. Allocated post boxes. Ceiling light fittings, carpet to the floor and staircase to the 1st and 2nd floor accommodation. A secure door provides access to the rear of the building.

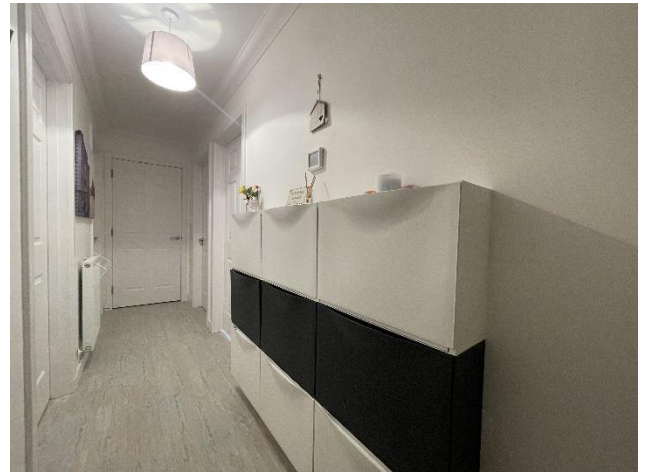
Entrance to the property is through a secure door with security spy hole.

Hallway - 16'10" (5.13m) x 3'5" (1.03m)

Pendant light fitting and smoke alarm to the ceiling. Single radiator. Double power point. Wall mounted thermostat control. Wood effect flooring. Wall mounted security intercom handset.

Walk in cupboard (3'5" (1.01m) x 5'5" (1.64m), providing storage space, pendant light fitting, wall mounted shelving, wood effect flooring, power point and houses the consumer units.

Further doors lead to the Lounge, Bedrooms and Bathroom.



Lounge – 11'2" (3.4m) x 15'0" (4.57m)

Open plan lounge and kitchen. The lounge area has a 5 bulb ceiling light fitting, smoke alarm and coved ceiling. Single radiator, various double power points, TV and BT point. Large uPVC triple glazed 6 panel window with curtain pole and hanging curtains which overlooks the front aspect. Wood effect hard wood flooring. Arch to the kitchen.





Kitchen – 7'10" (2.38m) x 10'9" (3.27m)

Modern fitted kitchen with a range of wall mounted cupboards with under unit lighting and base units with a roll top work surface and complimented by similar splash back to the walls. Built-in appliances include an Eye level electric oven and microwave, induction hob and overhead chimney style extractor fan and glass splash back to the wall. 1 ½ Sink with chrome mixer tap and drainer. Washer dryer and silent slim- line dishwasher. Single radiator, various power points, carbon monoxide alarm, heat detector, 3 bulb ceiling light fitting, coved ceiling. uPVC triple glazed window overlooks the front aspect. Boiler concealed within corner cupboard. Door to a built -in cupboard which has power and provides space for a fridge/freezer. Wood effect hard wood flooring.





Master Bedroom with En-Suite Shower Room

Master Bedroom - 10'4" (3.15m) x 9'7" (2.91m) maximum measurement

Double Bedroom with uPVC triple glazed window overlooking the rear aspect, fitted with a roman blind. Single pendant light fitting, coved ceiling, TV point. various double power points. Single radiator. Wood effect hard flooring. Double wardrobe offering hanging and shelved storage, fronted by mirror sliding doors. Smoke alarm. Door leading to the En-Suite Shower Room.



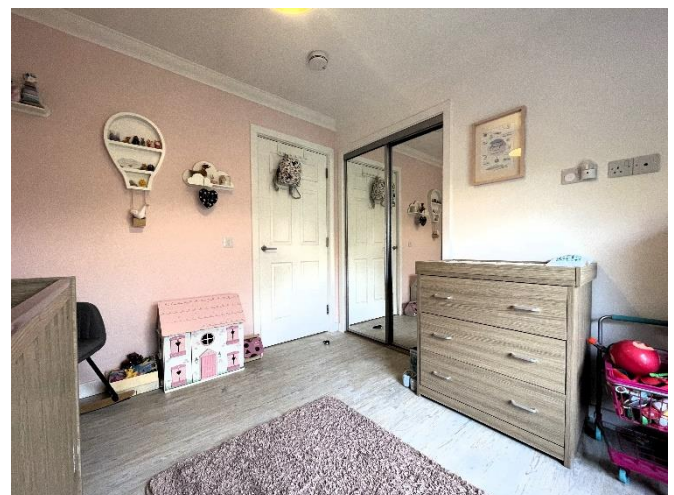
En-Suite Shower Room – 9'10" (2.99m) x 9'1" (2.76m)

Spacious En-Suite, comprising of a low level WC, pedestal wash hand basin with chrome mixer tap and wall mounted mirror, large shower cubicle with a shower tray, mains operated shower, full height tiling and retractable doors. Partial tiling to the other walls and tiled shelf for storage. Glass shelf, shaver point, white heated towel rail, air vent extractor, ceiling light fitting, coved ceiling and wood effect hard flooring. uPVC triple glazed obscure glass window overlooks the rear aspect. Two freestanding large storage units with part mirror fronted doors.



Bedroom 2 - 10'3" (3.12m) x 9'6" (2.89m)

Double bedroom with a single pendant light fitting and coving to the ceiling. TV point. Various double power points. Single radiator. Wood effect hard flooring. Built-in double wardrobe offering hanging and shelved storage, fronted by mirror sliding doors. uPVC triple glazed window with fitted blinds overlooks the rear aspect.





Bathroom - 10'2" (3.1m) x 6'9" (2.04m)

White bathroom suite comprising of a bath with chrome mixer tap, mira escape shower, full height tiles to the walls and shower curtain. Low level W.C, pedestal wash hand basin with chrome mixer tap and part tiled splash back. Large wall mounted mirror. Ceiling light fitting, white heated towel rail and wood effect hard flooring. Shaver point. Air vent.

Communal Area

The communal areas surrounding the flat is a shared lawn with a paved pathway leading around to the front. Partial wooden perimeter fence with open plan to the front of the building. Designated area for the utility bins.

Parking

Loc block Communal parking area with ample spaces available for off road car parking.

Note 1 –

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

Table and Stools, Storage unit in bathroom and fridge/freezer included in the sale

Council Tax Band – “C”

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.

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