



29 Califer Road, Forres, IV36 1HY



We are pleased to offer this nicely presented; 2 Bedroom Mid Terraced Family Home located within the sought after Town of Forres.

The property lies on the West side of Forres and is within walking distance of Supermarkets, Schools, Railway Station and Bus Services to Inverness and Elgin.

Accommodation comprises of an Entrance Hallway, Lounge, Kitchen, 2 Double Bedrooms and a Bathroom. Further benefits include Gas Central Heating, uPVC Double Glazing, Enclosed Front and Rear Garden.

An internal viewing is recommended.

EPC Rating – C

OFFERS OVER £110,000

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

Access to the property is via a secure uPVC double glazed door with two obscure glazed panel inserts and side co-ordinating uPVC panels with obscure glazed windows.

Entrance Hallway - 6'2" (1.87m) narrowing to 3'3" (0.99m)x 16'1"(4.9m)(maximum measurement)

Hallway with two pendant light fittings to the ceiling, smoke alarm and papered artex ceiling finished with coving. Single radiator. Wall mounted heating control. Two power points. Partial tile effect flooring which progresses to fitted carpet. Under stair cupboard providing storage space and wall mounted coat hooks. Multi panel glazed doors leading to the Lounge and Kitchen. Staircase leads to upper accommodation.



Lounge - 11'1"(3.37m) x 15'4" (4.67m)

Nicely presented lounge with a large uPVC double glazed window with fitted blinds and hanging curtains which overlooks the front aspect. 6 bulb halogen strip light fitting, Papered artex ceiling finished with coving, carpet to the floor, double radiator, various power points and tv point.



Kitchen – 12'11" (3.94m) x 8'1" (2.46m)

Fitted kitchen with a range of wall mounted cupboards and base units with a roll top work surface complimented by tiled splash back to the walls. Integrated under counter single oven and ceramic hob with overhead extractor fan, stainless steel sink with chrome taps and drainer. Space available for a washing machine and fridge. Various power points, small double radiator, 4 bulb strip light fitting. uPVC double glazed window with fitted blinds and curtain pole overlooks the rear garden. Further uPVC door with obscure glass panel insert leads to the rear. Tile effect vinyl to the floor.



Stairs and Landing

Carpeted staircase with a wooden balustrade and spindles leads to the 1st floor landing. The landing has a pendant light fitting, smoke alarm, papered artex ceiling, loft access, carpet to the floor, single power point and built in storage cupboard commonly utilised as an airing cupboard. Doors lead to the bedrooms and bathroom.

Bedroom 1 - 12'5" (3.78m) x 9'1" (2.76m) plus door recess

Double bedroom with a 4-bulb ceiling light fitting, papered artex ceiling, carpet to the floor and a single radiator. Large built-in double wardrobe fronted by wooden louvre doors offers part shelf and hanging storage. Tv connection, various power points and a uPVC double glazed window with curtain pole and matching tie backs which overlooks the rear aspect.



Bedroom 2 - 8'10" (2.69m) x 14'2" (4.32m)

Double bedroom with a 4-bulb ceiling light fitting, single radiator, carpet to the floor, various power points and tv connection. Walk-in large wardrobe offers part shelf and hanging storage whilst providing access to the glow worm boiler. uPVC double glazed window with hanging curtains overlooks the front aspect.



Bathroom – 4'9" (1.44m) x 8'3" (2.51m)

Three-piece suite comprising of a low-level W.C, pedestal wash hand basin with chrome taps and bath with chrome taps and over overhead triton shower and glass shower screen. Full tiling to the walls throughout. Wall mounted mirror to the sink with shaver light above. Single radiator, tile effect vinyl to the floor, single light fitting, wood clad linings to the ceiling and an obscure uPVC double glazed window which overlooks the rear aspect.



Front & Rear Garden

The front of the property is enclosed within a wooden fence and secure gate. Mainly laid to lawn with a shrub border along the perimeter and a paved pathway which leads to the front door.

The rear garden is mainly laid to paving and stone chips for easy maintenance. There are areas to planting around the perimeter fence which encloses the rear garden. A secure gate leads to the rear lane. Outside tap, large wooden shed and summer house with glass windows to the front. Designated area to drying with an area to stone chip and rotary dryer. Security light at shed door and at rear kitchen door. Integral storage shed to the house which provides power and light.





Council Tax Band - A

Note 1 - All light fittings, blinds, curtain poles and floor coverings 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.

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.
