



3 Murdoch Place, Forres, Moray IV36 1PE



We are pleased to offer this traditional stone-built End Terraced 2/4 Bedroom Family Home, just off the High Street in Forres.

Accommodation comprises; Entrance Hallway, Lounge, Family Room, Kitchen, Master Bedroom with En-Suite, 2nd Bedroom, 2 Further Attic Bedrooms and a Family Bathroom. Further benefits include Double Glazing and Gas Central Heating.

The property is well positioned for Forres town centre which offers a variety of local shops, and services which include restaurants, chemists, attractive parks, primary and secondary schools.

OFFERS OVER £170,000

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

Entrance Hallway

Entrance to the property is via a secure door with obscure glazed panels and hanging curtains. This enters the Hallway which gives access to the Lounge, Family Room, Family Bathroom and stairs leading to upper



accommodation. Wood effect laminate to the floor. Single pendant light fitting and smoke alarm to the ceiling. Single radiator. Single power point. Wall mounted coat hooks.

Lounge - 13'3"(4.03m) x 13'4"(4.06m)

Spacious Lounge with window overlooking the front aspect with roller blind. The focal point of the Lounge is a fireplace with wooden surround, marble effect inset and slate hearth. Single pendant light fitting to the ceiling with coving and picture rail. Wood effect laminate to the floor. TV and various power points. Double radiator. Alcove providing shelved storage.



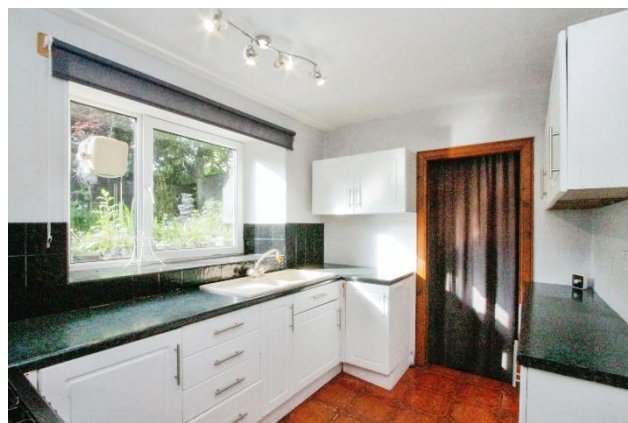
Family Room - 13'9" (4.18m) x 13'8" (4.16m)

Spacious Family Room, window to the front aspect with chrome curtain pole and hanging curtains. The focal point of the room is multi fuel burner within wooden surround and slate hearth. Wood effect laminate to the floor. Double radiator and various power points. Alcove offering shelved storage. Single light fitting to the ceiling with cornicing and dado rail.



Kitchen - 7'7" (2.3m) x 10'10" (3.3m)

Fitted Kitchen with a range of base units and wall mounted cupboards. Roll top work surface. Gas cooker. Sink, drainer and mixer tap. Secure door with obscure glazed panels leading to the garden. Ceramic tiling to the floor. Window to the side aspect with xpleair. Strip lighting and various power points. Access to Utility Space.



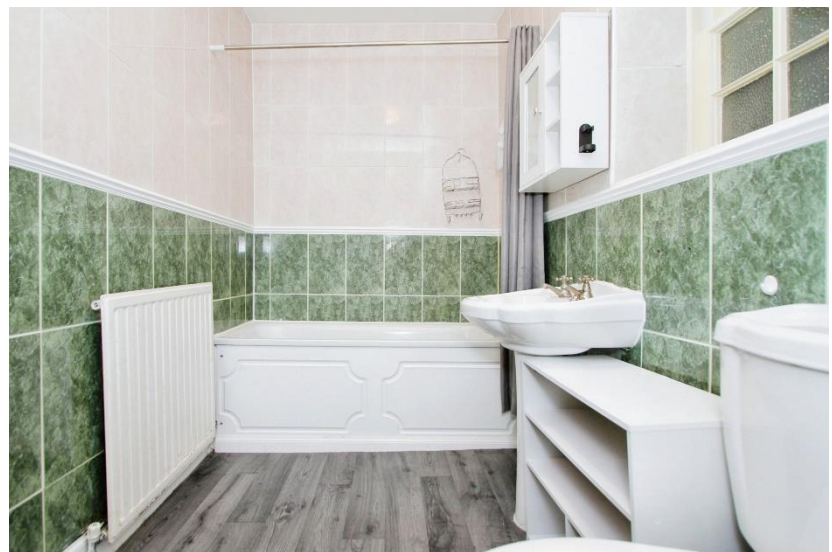
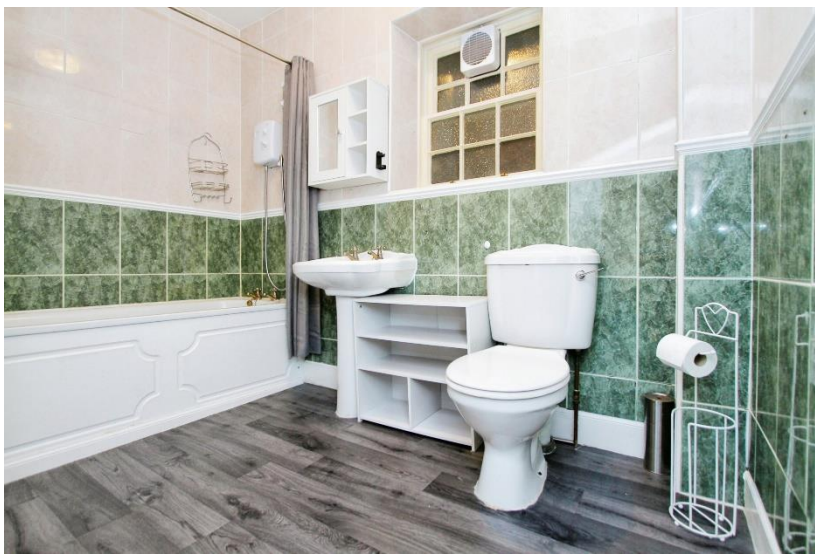


Utility Space - 3'11"(1.19m) x 8'0"(2.44m)

Utility Room which houses the gas fired Vaillant boiler. Skylight window. Space available for a washing machine. Ceramic tiling to the floor. Single pendant light fitting and various power points.

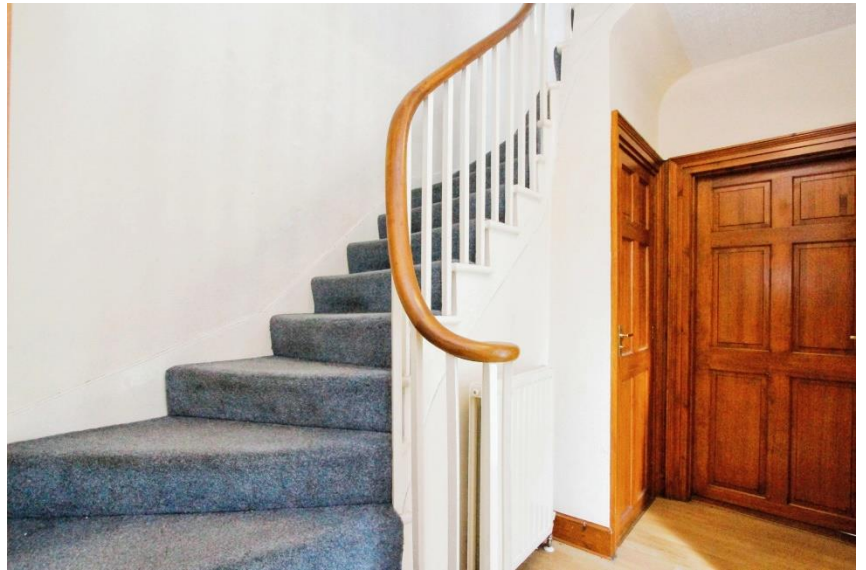
Family Bathroom - 9'3"(2.81m) x 5'4"(1.62m) extending to 9'1"(2.76m)

Family Bathroom with three piece suite comprising of a bath with overhead electric shower and shower screen, WC and pedestal wash hand basin. Vinyl to the floor. Single radiator. Window with obscure glass and xpelair. Ceramic tiling to the walls. Single light fitting to the ceiling. Pine accessories. Under stair cupboard providing storage space and coat hooks.



Stairway & Landing

Staircase leading to upper 1st floor accommodation with painted balustrades and wooden handrail. Wood effect laminate to the floor. Single light fitting and smoke alarm to the ceiling. Window to the front



aspect with pine curtain pole. Doors leading to Master Bedroom with En-Suite and Bedroom 2. Stairs leading to upper accommodation.

Master Bedroom with En-Suite - 13'11"(4.23m) x 12'4"(3.76m) (plus wardrobes)

Master Bedroom with window to the front aspect with hanging curtains. Single pendant light fitting and cornicing to the ceiling. Wall to wall fitted wardrobes offering ample shelved and hanging storage. Single radiator and various power points.



En-Suite Shower Room - 5'6"(1.67m) x 9'3"(2.81m)

Modern En-Suite with a corner shower enclosure with overhead electric shower, WC and wash hand basin within a vanity unit. 3 bulb light fitting to the ceiling. Wall mounted mirror. Ceramic tiling to the walls. Chrome accessories. Window to the rear aspect. Tile effect laminate to the floor. Chrome heated towel rail and chrome accessories.



Bedroom 2 - 13'10"(4.21m)x 13'7"(4.13m)

Double Bedroom, window to the front aspect with hanging curtains. Wood effect laminate to the floor. 3 bulb light fitting and cornicing to the ceiling. Various power points. Two Alcoves. Double radiator.



Stairway & Landing

Staircase leading to 2nd floor accommodation painted balustrades and wooden handrail. Single pendant light fitting and smoke alarm to the ceiling. Consumer units located to one corner. Wood effect laminate to the floor.



Bedroom 3 - 13'11"(4.23m) x 9'8"(2.94m)

Bedroom with coombed ceiling and skylight window. Wood effect laminate to the floor. Double radiator and various power points. Single light fitting, controlled by a dimmer switch.

Bedroom 4 - 13'6"(4.11m) x 9'10"(2.99m)

Bedroom with coombed ceiling and skylight window to the front of the property. Wood effect laminate to the floor.

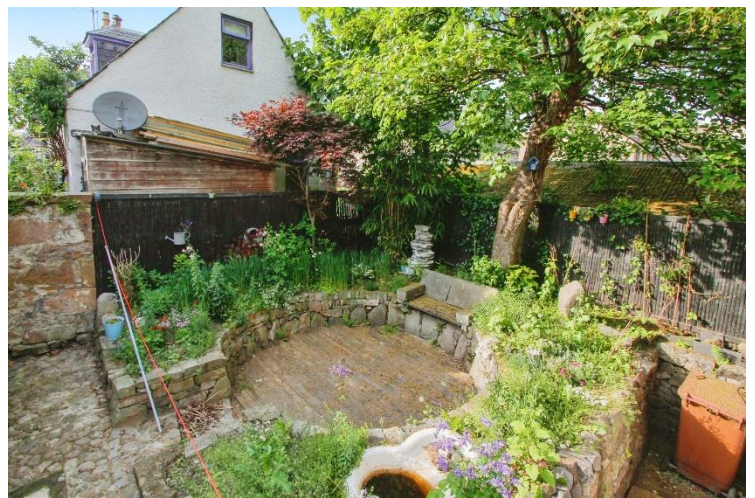


Double radiator and various power points. Single pendant light fitting to the ceiling.

Front and Side Garden

The front garden is enclosed by a wall boundary with gate access and paved pathway leading to the front door.

To the side of the property, there is a secret garden. Potting shed, timber garden shed and wood store.



Note 1

All floor coverings, blinds, curtains and light fittings included in the sale. Council Tax Currently '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.
