



## **2 Invererne Road Forres, IV36 1DZ**



We are delighted to offer this 3 Bedroom Ground Floor Traditional Stone built flat which is located within a desirable part of Forres with views over the Mosset Burn.

The property is well positioned for all the local amenities and is walking distance for the high street, retail shops, restaurants, train station and bus stops serving Inverness to Aberdeen.

Accommodation comprises; entrance vestibule, hallway, lounge, kitchen, dining room, 3 bedrooms and a bathroom. Further benefits include uPVC double glazing, gas central heating, enclosed rear garden with timber shed for storage. Off road car parking.

An internal viewing is highly recommended.

EPC Rating Band "D"

### **OFFERS OVER £160,000**

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

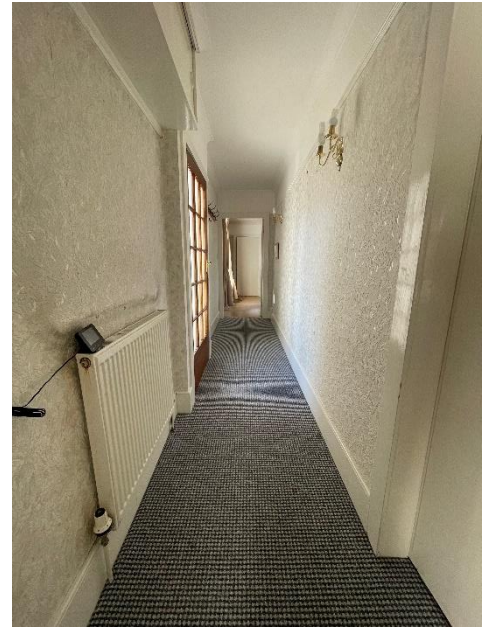
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### Entrance Vestibule

We have entrance to the property through secure UPVC doors with overhead glass panel windows leading into an entrance vestibule. This then has a further multi-panel glass door leading directly into the hallway.

### Hallway – 17'8" (5.38m) x 3'8" (1.01m)

The hallway has two wall-mounted light fittings, large single radiator, wall-mounted coat hooks, carpet to the floor, coving to the ceiling, 2 double power sockets and an area to built-in overhead storage. Picture rail. Doors lead to the lounge and two double bedrooms.



### Lounge – 14'9" (4.49m) x 11'10" (3.6m)

Pendant light fitting, coved ceiling, picture rail, deep set skirtings, various double power sockets, including USB, BT and TV points, large double radiator, UPVC window to the front aspect with venetian blinds, pelmet hanging curtains. There's also a window seat with cupboard storage. Further press cupboard with shelving. And there's a fireplace with a marble hearth and inset, gas fire and wooden painted surround. Doors lead to the study room/3<sup>rd</sup> bedroom and the rear hallway.





**Kitchen – 9'10" (2.99m) x 8'3" (2.51m)**

Range of wall-mounted cupboards, base units with a roll-top work surface and ceramic tiles splashed back to the wall. Stainless steel sink with chrome taps, slot in space for a washing machine, cooker, and fridge or freezer. Various power points, strip light fitting, vinyl floor, uPVC windows that overlooks the rear garden.





**Dining Room – 9'2" (2.79m) x 9'2" (2.79m) plus the door access to kitchen.**

The dining room has a pendant light fitting, double radiator, three double power sockets, TV point, BT point and carpet to the floor, UPVC double glazed window to the rear aspect and a sliding door to the kitchen.



**Rear Hallway – 9'10" (2.99m) x 3'2" (0.96m) plus door access**

Rear hallway has a pendant light fitting, coved ceiling, carpet to the floor, single radiator, double power socket, timer for the heating, secure door with overhead window leading to the rear garden and then we have further doors leading to the dining room and the bathroom.



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### **Bathroom - 13'4" (4.06m) x 6'4" (1.92m)**

The bathroom has a low-level WC, a vanity wash hand basin with chrome taps, wall mounted mirror and a shaver light. The bath has chrome taps and mains overhead shower with a retractable shower screen door, full height tiling around the bath and sink. Pendant light fitting, coved ceiling, carpet to the floor with vinyl at the toilet and sink area, double radiator and a built-in cupboard which has shelved storage and houses the central heating boiler. There's an obscure window to the rear aspect with a net curtain.



### **Bedroom 1 – 14'8" (4.47m) x 12'0" (3.66m)**

Double bedroom has a pendant light fitting, ornate coving, carpet to the floor, double radiator, wooden mantle, fire surround. Deep set skirtings, and various double power sockets. To the corner there's a vanity sink with chrome taps, tiled splash back surround and wall mounted mirror. There's a low-level WC within a small built out storage space, concertina door and pendant light fitting and extractor fan.

UPVC double glazed window with Venetian blind, pelmet and hang ing curtains to the front aspect.



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**Bedroom 2- 9'11" (3.02m) x 10'7" (3.22m)**

Double bedroom has a pendant light fitting, ornate cornicing, carpet to the floor, single radiator, various double power sockets including USB, picture rail and deep-set skirtings. uPVC window with hanging veil and pelmet with curtains to the rear aspect.



**Bedroom 3/Study – 7'6" (2.28m) x 10'6" (3.2m)**

Pendant light fitting, deep set skirting, carpet to the floor, TV and various power points, BT point, uPVC window with hanging veil to the rear aspect and there is an area to some built-in storage.

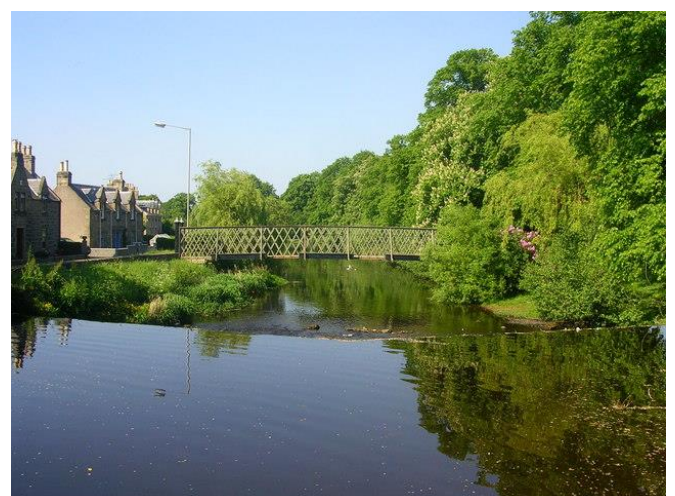


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The rear garden is laid to paving stones and is enclosed within a wall and fence boundary. There is a pear tree and other shrubs around the perimeter wall. There is a washing line, two timber sheds for storage. Off road car parking.

Note 1 – All floor coverings, light fittings, curtains and storage shed are included.

Council Tax Band “C”



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**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.

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