



32 Burdshaugh FORRES IV36 1NQ



We are delighted to offer this 1 Bedroom mid-terraced cottage located in a popular residential area which is close to amenities.

The property is just a short walk to a local conveniences store, Swimming pool and sanquhar pond for leisurely walks. The town centre is within a 15-minute walk.

Accommodation comprises; entrance vestibule, lounge/diner, kitchen, bedroom, rear hallway and bathroom. The property benefits from gas central heating, double glazing, enclosed front and large rear garden with Summer House and timber shed.

Viewing is Strongly Recommended.

- EPC Rating Band "C"
- Council Tax Band "A"
- Category "1" on Home Report – No immediate action or repair is needed.

FIXED PRICE £124,000

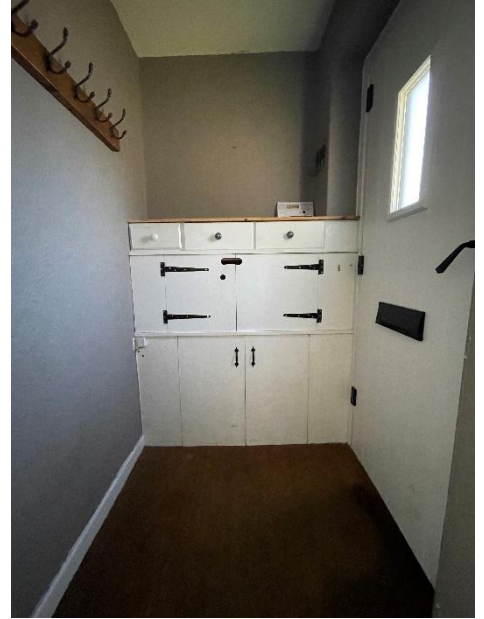
Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance Vestibule – 4'3" (1.28m) x 4'7" (1.38m)

Entrance to the property is through a secure door with obscure glazed panel insert. Pendant light fitting, wall mounted coat hooks, recess matting to the floor and an area to built-in storage which houses the consumer units. Multi panel glass door to the lounge.

Lounge/Diner - 16'5" (5.00m) x 13'4" (4.06m)

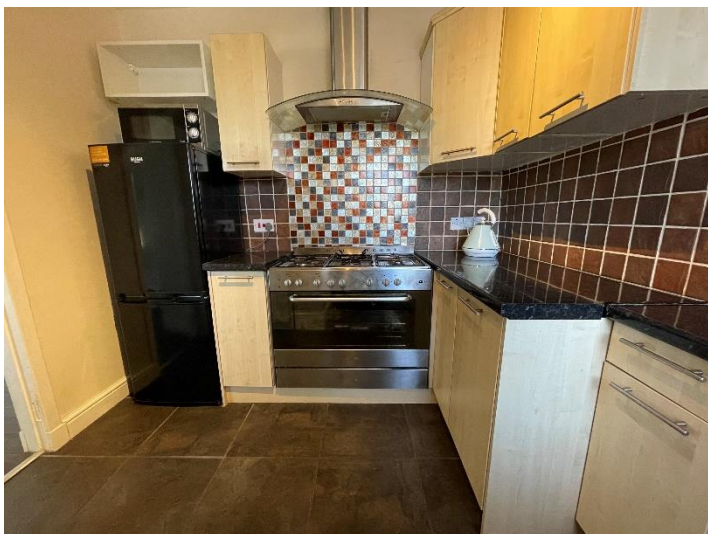
Superb sized room with a 5 bulb ceiling light fitting, hard wired smoke alarm and heat detector to meet with 2022 Fire and smoke alarm standards. Deep set skirtings, wood flooring, BT, TV and various power points. Focal point is a wood burning stove with slate hearth. Double radiator. uPVC double glazed window with large windowsill, venetian blinds and hanging curtains overlooks the front aspect. Multi panel glass door to the rear hallway, open arch to the kitchen. Space for dining.





Kitchen - 8'3" (2.51m) x 6'2" (1.87m) extending to 10'2" (3.1m) x 5'7" (1.7m)

Fitted kitchen with a range of wall mounted cupboards and base units with a roll top worksurface which is complimented by tiled splash back to the walls. Range style cooker with 5ring gas hob, glass and stainless-steel overhead extractor and glass mosaic splash back to the wall. Stainless steel sink with mixer tap and drainer, under counter space with a washer dryer. Further space for a tall fridge/freezer which is included in the sale. Various power points, tiled flooring, double radiator, recess halogen spotlight and further strip light fitting. uPVC double glazed window with venetian blinds overlooks the front aspect. Heat detector and carbon monoxide alarm.



Rear Hallway – 7'6" (2.28m) x 6'10" (2.07m) plus door recess.

Single light fitting to the ceiling, carbon monoxide alarm, double power point, wood flooring, thermostat control for the central heating, loft access and uPVC double-glazed window with roman blind which overlooks the rear garden. Built in cupboard housing the boiler. Composite stable door with multi panel glass inserts provides access the garden. Doors lead to the Bedroom and Bathroom.



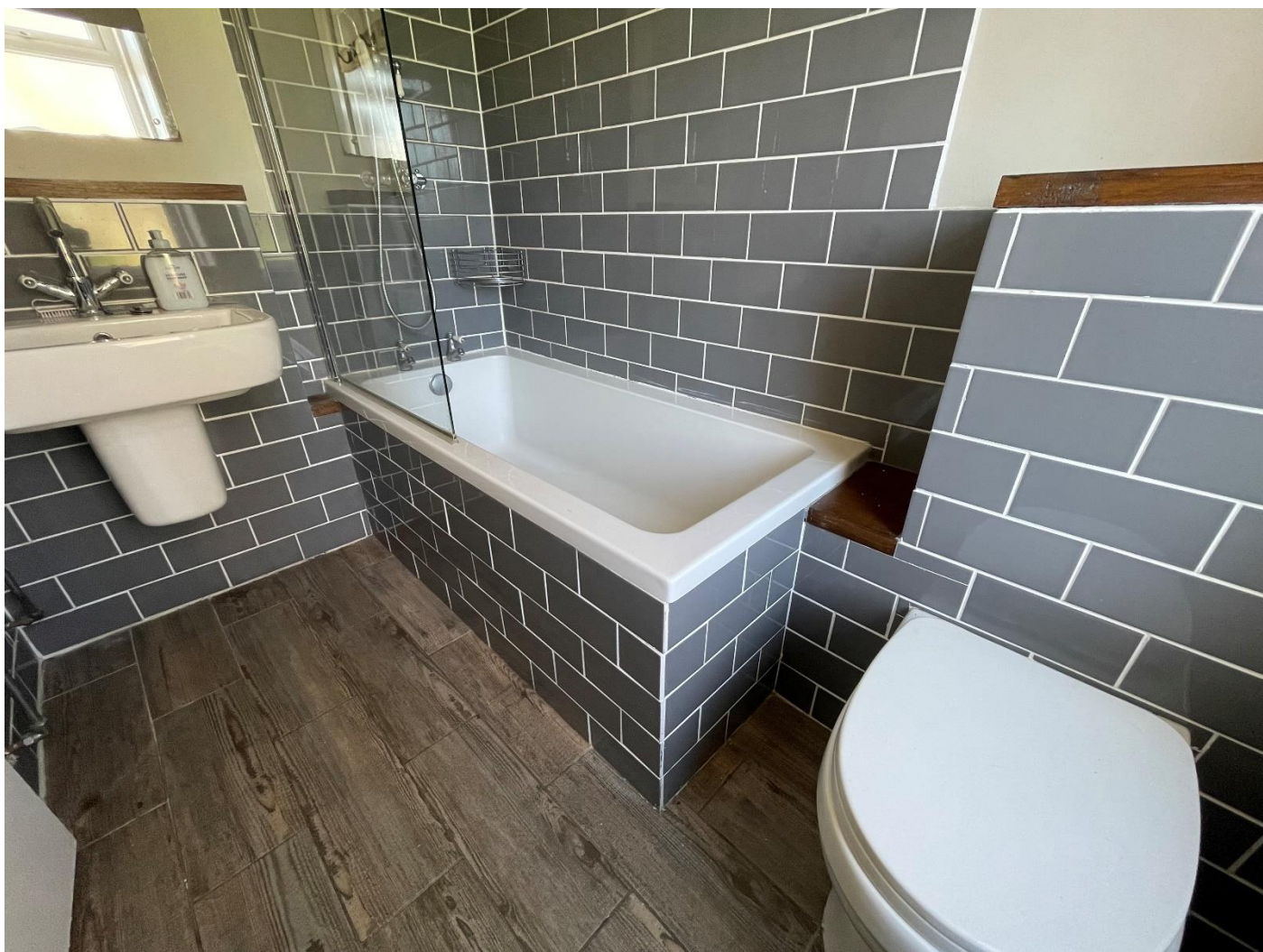
Bedroom - 13'6" (4.11m) x 7'8" (2.33m)

Double Bedroom with 3 bulb ceiling light fitting, double radiator, various power points, wood flooring, deep set skirtings, built-in double wardrobe fronted by sliding doors provides part shelf and hanging storage. Two uPVC double glazed window with curtain pole and hanging curtains overlooks the rear aspect.



Bathroom - 7'7" (2.3m) x 5'1" (1.54m)

Bathroom with three piece suite comprising of a low level WC with concealed cistern, bath with chrome taps and wall mounted rain shower head with a further shower attachment. Glass shower screen and full height tiling to the bath. Mid height tiling to the remainder walls. Floating sink with chrome mixer tap and wall mounted mirror. Chrome heated towel rail, xpelair, ceiling light fitting, wood effect tiled flooring and obscure uPVC double glazed window with roll blind overlooks the rear aspect.



Front and Enclosed Rear Garden

The front garden is easily maintained with a fence boundary. Paved pathway leading to the front door. Large rear garden which is mainly laid to lawn with a part fence and hedge boundary. Summer house and further timber shed for storage. Established trees, shrubs and flower borders around the perimeter. Security light, wooden log store, small area to paving and gravel chips at the rear access.



Note 1 –

All floor coverings, blinds, curtains, fridge/freezer and washing machine are included in the sale.

Council Tax Band “A”



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.

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
