



4 Fulton Road, FORRES IV36 1GF



We are delighted to offer this 1 Bedroom 1st Floor Flat located in a quiet residential area which is well positioned with a central location and just a minutes' walk from the High Street.

Newly renovated with New Kitchen, Bathroom, Carpets and Decorated throughout.

The accommodation comprises; Private Entrance, Stairway, Landing, Lounge, Kitchen, Bedroom and Bathroom. Further benefits include Gas Central Heating, Double Glazing and Communal Rear Drying Green and Garden.

Viewing is Highly Recommended

EPC Rating C

OFFERS OVER £92,000

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



Entrance

Entrance to the flat is through a secure uPVC double glazed door with obscure glazed panels. This enters the flat with single light fitting to the ceiling. Single radiator. Carpeted stairs with handrail leading to the Landing which provides access to the Lounge, Kitchen, Bedroom and Bathroom. Two built in cupboards, one which can be utilised as a linen cupboard and a further walk-in cupboard (8'7" x 3'5"), with light fitting and providing ample storage space. Two single light fittings, smoke alarm and bell chimes. Single radiator. Loft access.

Lounge - 13'7" x 11'1"

Good sized lounge with double glazed uPVC window to the front aspect view views over Forres rooftops. Fitted carpet to the floor. Three bulb light fitting to the ceiling. TV, BT and various power points. Double radiator.





Kitchen - 8'10" x 7'4"

Modern, newly fitted Kitchen with a range base units, wall mounted cupboards, work surface and upstand. Integrated single oven, 4 ring hob with glass splash back and overhead extractor. Space available for a washing machine. Stainless steel sink, drainer and mixer tap. Various power points. Single light fitting. Window to the rear aspect. Vinyl to the floor. Two built in cupboards, offering ample storage and one housing the gas fired boiler.





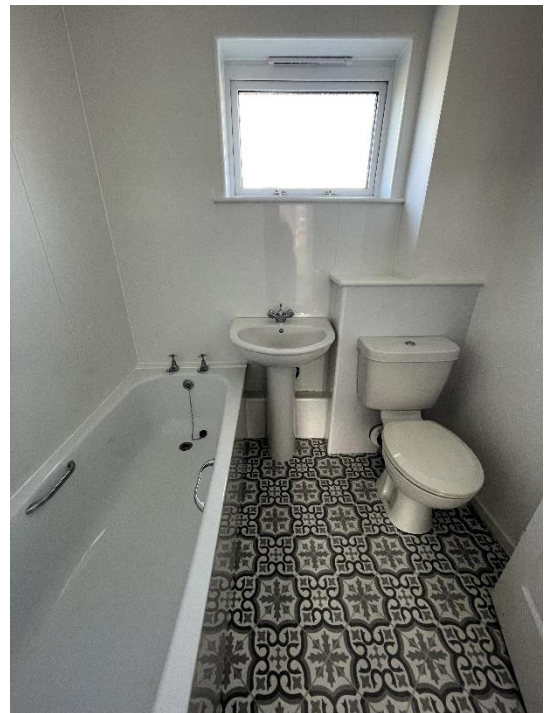
Bedroom - 13'7" x 9'4"

Double Bedroom with uPVC double glazed window to the front aspect. Carpet to the floor. Double radiator and various power points. Two single pendant light fittings to the ceiling. Glazed panel between Bedroom and Hallway.



Bathroom - 6'2" x 5'8"

Newly fitted and modern Bathroom comprising of a low level W.C, pedestal wash hand basin with mixer tap and bath with overhead electric shower. Wet wall finish. Window to the rear aspect with obscure glass. Single light fitting to the ceiling. Vinyl to the floor.



Garden

Communal shared Garden to the rear of the property defined by part wall and fence boundaries. Steps leading up to a raised area which is utilised as a drying area.

Note 1 –

All floor coverings, light fittings, cooker and washing machine will be included in the sale.

Council Tax Band A
