



84 Forbeshill

FORRES IV36 1JL



We are delighted to offer this well-presented 2 Bedroom Semi-Detached House located in the popular residential area of Forbeshill in Forres

The property is located in a quiet cul-de-sac, just a short walk to a bus stop which provides a local service to the Town centre. The Town provides a range of local retail shops and leisure facilities along with Primary and Secondary Schools.

Accommodation comprises; Hallway, Lounge with Dining Area, Kitchen, 2 Bedrooms and a Shower Room. Further benefits include Gas Central Heating, Double Glazing, Garden and Off-Street Parking.

An Internal Viewing is Strongly Recommended

EPC Band C

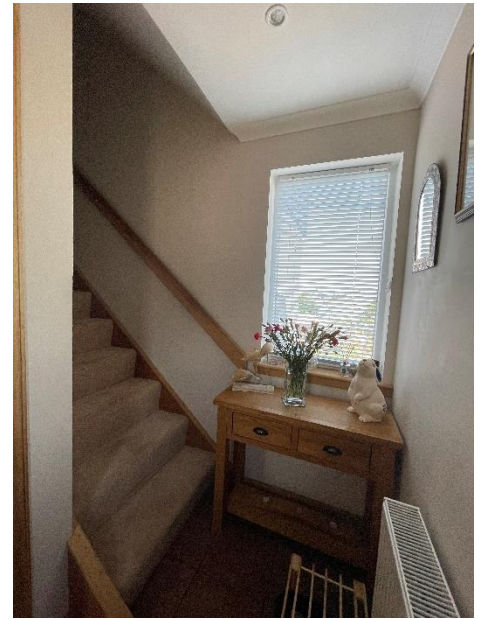
OFFERS OVER £136,000

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

Entrance to the property is via a wooden door with decorative glazed panel and this enters to the Hallway.

Hallway - 6'10" x 3'9"

Hallway with two recessed lights fittings and coving to the ceiling. Ceramic tiling to the floor. Double radiator. Window to rear aspect with venetian blinds.



Lounge with Dining Area - 16'6" x 11'4" plus door recess

Multi panel glazed door leading the well-presented and spacious Lounge with window overlooking the front aspect with fitted vertical blinds and chrome curtain pole. 8 recessed lights and coving to the ceiling. Carpet to the floor within the lounge area and laminate within the dining area, where there is space for a dining table and chairs. Under stair storage and also houses the consumer units. Various power points and TV point. Two double radiators. Wall mounted Hive heating control. Multi panel glazed door leading to the Kitchen.



Kitchen - 11'1" x 7'0"

Fully fitted Kitchen with a range of base units, wall mounted cupboards and wine racks. Roll top work surface and co-ordinating splash back ceramic tiling to the walls. Integrated appliances include a four-ring electric hob, overhead extractor, single oven and microwave. Space available for a fridge freezer, slimline dishwasher and washing machine. Composite sink, drainer and mixer tap. Window overlooking the rear aspect with roller blind. Single radiator and various power points. Six recessed spotlights and coving to the ceiling. Ceramic tiling to the floor. Secure wooden door with obscure glazed panels leading out to the Garden to the rear of the property.



Staircase & Landing

A carpeted staircase leads to the 1st floor accommodation with a wooden handrail. The landing has two recessed spotlights, coving and smoke alarm to the ceiling. Loft access with pull down ladder. A built-in cupboard provides shelved storage. Doors leads to the Bedrooms and Shower Room.



Bedroom 1 - 12'2" narrowing to 2'10" x 9'3" extending to 11'2"

Double Bedroom with window to the front aspect with chrome curtain pole. Double radiator and various power points. One recessed spotlight and coving to the ceiling. Carpet to the floor. Built in wardrobes offering hanging and shelved storage.



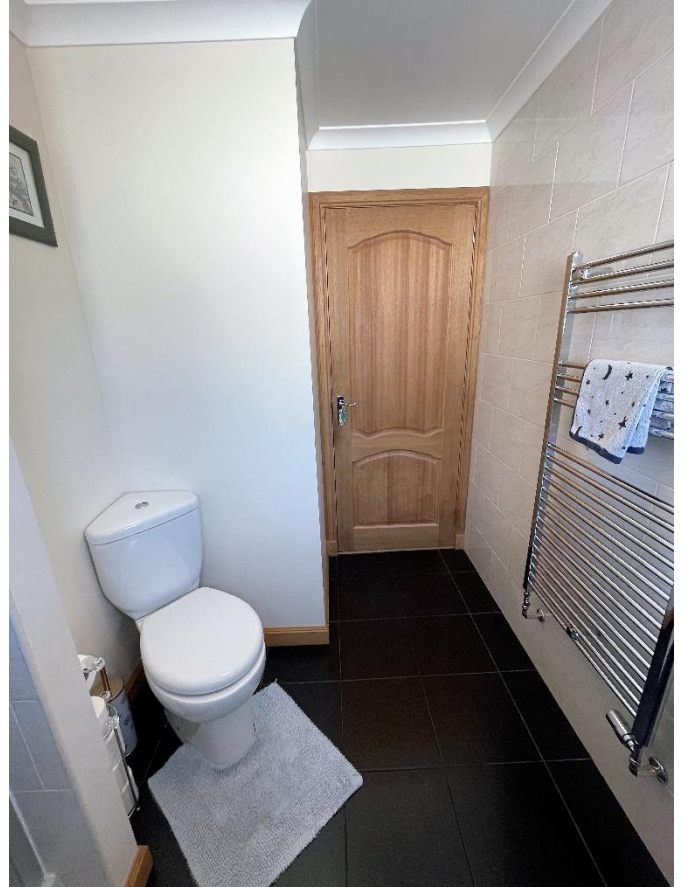
Bedroom 2 - 12'2" x 7'11"

Double bedroom with window to the rear aspect with fabulous views towards Findhorn, chrome curtain pole and roller blind. Single pendant light fitting and coving to the ceiling. Double radiator and various power points. Built in cupboard providing storage space.



Shower Room - 8'11" narrowing to 6'8" x 5'6" narrowing to 2'11" plus shower enclosure

Shower Room with low level corner WC, wall mounted wash hand basin and shower enclosure with overhead electric shower. Wall mounted chrome heated towel rail and illuminated mirror. Ceramic tiling to the floors and walls. Single light fitting and coving to the ceiling. Window with obscure glass.





Garden

This property boasts a charming split-level front garden, mainly laid to lawn with colourful flower borders and a variety of shrubs. A low-level fence provides a boundary and a gate leads to the rear garden.

The rear garden is a private and enclosed space, also split-level with steps connecting the different areas. There is a patio seating area for relaxing and entertaining, a lawn surrounded by fabulous flowers and a stone-chipped area on the higher level that offers a lovely spot to enjoy the garden views.

Driveway

Tarmac driveway providing off street parking.





Council Tax Band – Currently B

Note 1 –

All floor coverings, light fittings, integrated appliances and blinds 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.

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
