



11 Meikle Crook

FORRES IV36 1JY



We are pleased to offer this 3 Bedroom Detached Bungalow located within a popular residential area of Forres and within walking distance of the Town Centre.

The Town of Forres provides many amenities including a Post Office, Primary and Secondary Schools, Swimming Pool, Supermarkets, Local Shops, Award Winning Parks and an 18 Hole Golf Course.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge, Dining Room, Breakfasting Kitchen, Utility Room, 4-piece Bathroom and 3 Double Bedrooms. Further benefits include a Gas Central Heating, Double Glazing, Solar Panels, Burglar Alarm, Front & Rear Gardens, Large Garage & Off-Street Parking.

EPC Rating 'B'

An internal viewing is strongly recommended.

OFFERS OVER £250,000

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

Entrance Vestibule

Entrance to the property is via a wood door with ornate glass feature and side co-ordinating obscure glass windows which lead into the vestibule. The vestibule has a ceiling light fitting, artex ceiling finished with coving, carpet to the floor and a built-in cupboard fronted by wooden louvre doors houses the consumer units. Multi-panel glass door to the hallway.



Hallway

L-shaped hallway with two ceiling light fittings, smoke alarm, loft access, wall mounted bell chime and home alarm control panel. Artex ceiling finished with coving, carpet to the floor, Built-in cupboard fronted by a wooden louvre door is commonly utilised as a coat cupboard with a hanging rail, wall mounted coat hooks and part shelf storage. Two double power points and a BT point. 2 Single radiators. Hive control panel. Further walk-in cupboard providing shelved storage, double power point and light fitting. Small area to worktop and fitted carpet. Doors lead to the Lounge, Kitchen, Bedrooms and Bathroom.



Lounge -

Great sized lounge with a superb large uPVC double glazed window with fitted blinds, curtain rail, hanging curtains and pelmet which overlook the front garden. Three wall mounted lights and a further picture light, various double power sockets, BT point, Satellite, TV point. Heat detector, carpet to the floor, focal point is a gas fireplace with a wooden mantle, stone inset and marble hearth. Multi panel glass panel door to the dining room.



Dining Room -

3 bulb pendant light fitting, artex ceiling finished with coving. 3 double power points, single radiator, carpet to the floor, uPVC double glazed window with fitted blinds, curtain rail, hanging curtains and pelmet which overlook the rear garden.



Breakfasting Kitchen

Fitted kitchen with a range of wall mounted cupboards with under unit lighting and base units with a roll top worksurface and tiled splash back to the walls. Integrated Stoves electric hob with overhead extractor fan. Eye level single Stoves oven concealed matching cupboard which houses a microwave. 1 ½ sink with mixer tap and drainer. Under counter space for a fridge and slimline dishwasher. Various power points, BT and TV point. Single radiator, carpet to the floor, uPVC double glazed window with roller blind, curtain pole and hanging curtains overlooks the rear aspect. 6 recess spotlights, artex ceiling finished with coving. Multi-panel glass door to the utility room.





Utility Room -

Wall mounted fitted cupboards, plumbing for washing machine, space for further white appliances. Carpet matting to the floor, two single power points, single radiator, ceiling light fitting, artex ceiling finished with coving and wall mounted shelf. Timber door with 6 glass panel inserts and side glass windows provides access to the garden.

Bathroom -

4 piece bathroom suite comprising of a low level W.C, pedestal sink, corner bath and corner shower enclosure with mains operated shower, full height tiling, shower tray and retractable shower screen door. Mid height tiling to the remainder walls. Wall mounted mirror, shelving and shaver mirror. Towel rail, wooden storage unit, ceiling light fitting, extractor fan, artex ceiling finished with coving. Carpet to the floor.



Bedroom 1 -

Double bedroom with a pendant light fitting, artex ceiling finished with coving, single radiator, carpet to the floor, 3 double power points, BT and TV points. Built-in double wardrobe fronted by mirror sliding doors provides part shelf and hanging storage. uPVC double glazed window with fitted blinds, curtain pole and hanging curtains overlooks the front aspect.



Bedroom 2 -

Double bedroom with a pendant light fitting, artex ceiling finished with coving, single radiator, carpet to the floor, 3 double power points, BT and TV points. Built-in double wardrobe fronted by wooden louvre doors provides part shelf and hanging storage. uPVC double glazed window with fitted blinds, curtain pole and hanging curtains overlooks the front aspect.



Bedroom 3 -

Double bedroom with a pendant light fitting, artex ceiling finished with coving, single radiator, carpet to the floor, 3 double power points, BT and TV points. Built-in double wardrobe fronted by wooden louvre doors provides part shelf storage and houses the gas Worcester boiler. uPVC double glazed window with fitted blinds, curtain pole and hanging curtains overlooks the rear aspect.



Front & Rear Gardens

The front of the property has an outside light, there is a further two security lights to the rear. The front garden is mainly laid to stone chips and decorative paving stones with established shrubs, plants and trees. Raised and ground floor flower beds. Enclosed to the front is a wall with secure gate and double gates to the driveway. The garden is enclosed within a wall, timber and hedge boundary. Stone chip pathway leads to the rear garden, at the side of the property there is a timber fence with gate to neighbouring cul-de-sac. The rear garden is of low maintenance with decorative patios and water feature set within a stone chip border. Large greenhouse to one corner, summer house to the other and secluded hedge for privacy.



Driveway & Garage

Ample Stone chip driveway leads to the garage and extra off-road car parking is located to the side with two paving tracks for easy parking. Large garage with up and over door to the front, two side windows and service door to the rear. Concrete floor. Light and power. Wall mounted cupboard and area to work bench at the rear.



Council Tax Band 'E'

Note 1

All curtain poles, curtains, blinds, light fittings and floor coverings are included in the sale. Integrated appliances, Fridge, Cooker and microwave are also included.

Note 2

The Solar Panels generate a minimum income of £600 per year, plus free electric when the sun shines.





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
