



6 Milnes Wynd, Forres, IV36 1AY



We are delighted to offer this 3 Bedroom Cottage which enjoys a centrally located position within the Town of Forres. The property retains some original features from circa 1900 incorporating deep set skirting boards and ornate cornicing.

Forres has a number of Local and National Retail Shops, Supermarkets, Post Office, Leisure facilities and Award-Winning Parks.

Accommodation comprises; Entrance Hallway, Lounge, Kitchen/Diner, Bathroom, Two Double Bedrooms and an Office/ Storeroom. Further benefits include Electric Heating, Double Glazing and Front Garden.

Viewing is Recommended.

EPC Rating Band "F"

OFFERS IRO £135,000

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

Entrance Hallway - 6'0" (1.83m) x 10'2" (3.1m)

Entrance to the property through a wooden door with 2 obscure glazed panels and an overhead window. Pendant light fitting, storage dimplex radiator, single power point, BT point and carpet to the floor. Built-in cupboard fronted by wooden louvre doors provides access to the meters and fuse box. Wall mounted coat hooks and Bell chime. Door leads to the lounge, open arch to the kitchen and staircase to the 1st floor accommodation.



Bathroom – 7'8" (2.33m) x 4'11" (1.48m)

Pedestal sink with tiled splash back, low level W.C and bath with chrome taps, mira sport electric shower, retractable shower screen and tiling to the walls. Wall mounted vanity cabinet, shaver light, pendant light fitting, chrome heated towel rail and carpet to the floor. Obscure uPVC window with fitted blind and extractor fan to the rear aspect. Electric heater.



Lounge - 11'1" (3.37m) x 14'5" (4.39m)

Good sized front facing lounge with uPVC double glazed windows with hanging voiles, curtain pelmet and curtains. Pendant light fitting, papered ceiling finished with ornate coving. Deep set skirting boards, carpet to the floor and various power points. Wall with built-in storage units and recessed arch with an electric fire. Dimplex electric radiator.



L-Shaped Kitchen/ Diner - 14'7" (4.44m) x 5'9" (1.75m) extends to 11'0" (3.35m) x 6'7" (1.99m)

Area to wall mounted cupboards and base units with a laminate work top. Glass display cabinet. Stainless steel sink with chrome taps and tiled splash back. Space for an electric freestanding oven and hob. Under counter space for a washing machine and fridge. Strip light fitting, various power points, uPVC double glazed window to the side and front aspect. Secure uPVC door provides access to the side. Space for a table and chairs with a further pendant light fitting and recessed glass display shelf.



Staircase & Landing

Carpeted staircase leading to upper accommodation with wooden balustrades and hand carved handrail. The landing provides access to the bedrooms and office. Velux window, loft access and smoke alarm. Under the stairs is a built-in cupboard which has a single power point, wall mounted light fitting and carpet to the floor.

Bedroom 1 - 15'11" (4.85m) x 9'1" (2.76m)

Double bedroom with a single pendant light fitting, carpet to the floor, dimplex radiator, various power points, built-in wardrobes to provide part shelf and hanging storage. uPVC double glazed window with hanging curtains overlooks the front aspect.



Bedroom 2 - 10'10" (3.3m) x 13'8" (4.16m)

Double bedroom with a single pendant light fitting, carpet to the floor, dimplex radiator, various power points, built-in wardrobes to provide part shelf and hanging storage. uPVC double glazed window hanging curtains overlooks the front aspect.



Office/ Storeroom - 4'4" (m) x 6'1" (m)

Office /Storeroom with a velux window overlooking the front aspect, single pendant light fitting and carpet to the floor.



Garden

Enclosed garden to the front and side of the property. The garden is enclosed within a wall and fence boundary with two wrought iron gates given access. A paved pathway leads to the front door and around to the side, where you can have direct access to the kitchen. There is a stone-built shed for storage and the front garden is laid to stone chips and has an established tree and privacy hedge. Outside the walled boundary is an area to lawn to provide further garden space.



Council tax Band Currently "C"

Note 1 - All floor coverings, blinds, curtains, white goods and light fittings 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.

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.
