



1 Brodieshill, Forres IV36 2QU



We are pleased to offer this delightful & modern 2 Bedroom Stone Cottage, which has been fully renovated and upgraded

Accommodation comprises; Entrance Hallway, Kitchen/Family Room, Master Bedroom with En-Suite, further Double Bedroom and a Shower Room. Further benefits include a Detached Studio, Double Glazing, Garden and Off Street Parking.

Planning permission has been granted for 2 extensions and a detached double garage.

The property is located on the outskirts of Forres. Just a short drive to the A96 which is ideal for commuting to Forres, Elgin and further afield. The town centre of Forres provides a good variety of retail shops, primary and secondary schools, banks, leisure facilities and public parks.

EPC Rating C

OFFERS OVER £240,000

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

Entrance to the property is through a UPVC double glazed door with glazed panel

Hallway - 2'6" x 7'5

The Hallway provides access to the Kitchen Family Room and doors leading to the 2nd Bedroom and Shower Room. Single recessed light fitting and smoke alarm to the ceiling. Single radiator.

Bedroom 2 - 11'6" x 7'7"

Window to the rear aspect with open countryside views. Double radiator and various power points. Four recessed spot lights to the ceiling.



Shower Room - 7'11" x 7'10"

Low level WC, wash hand basin with mixer tap within a vanity unit, providing storage space and large shower enclosure with overhead mains shower and rain shower attachment. One recessed spotlight to the ceiling. Velux window. Wall mounted chrome heated towel rail. Ceramic tiling to the walls. Shaving point.



Kitchen/Family Room - 21'11" x 14'8"

Spacious light and airy room with a fully fitted Kitchen with a range of base units and wall mounted cupboards. Integrated appliances include a single oven, 4 ring gas hob, washing machine, dishwasher and fridge/freezer. Composite sink, drainer and mixer tap. Fifteen recessed spotlights, heat sensor and smoke alarm to the ceiling. Various power points. Loft access, part floored and houses the combi gas fired boiler. Wood effect hard wearing flooring. Sliding patio doors leading out to the Garden. Windows to the front aspect. Two vertical radiators. Small window to the rear aspect. Double glazed uPVC door with glazed panel leading to the front aspect. Door leading to the Master Bedroom with En-Suite Shower Room.



Master Bedroom with En-Suite Shower Room

Bedroom - 9'4" x 14'8" (plus door recess)

Double Bedroom with window to the front aspect. Four recessed spotlights to the ceiling. Various power points. Double radiator. Built in cupboard providing storage and houses the consumer units, double power point, heating control and fronted by a sliding door.



En-Suite Shower Room - 3'11" x 8'6"

Shower Room with low level WC, wash hand basin with mixer tap within a vanity unit and large shower enclosure with overhead mains shower. Wall mounted chrome heated towel rail. Ceramic tiling to the walls. Shaving point.

Garden Studio

Ideal Studio, of timber construction and external cladding and profiled metal sheeting, for home working. Light and power. Wood effect flooring. Two slip windows and a letter box window offering great views across the countryside. Sliding patio doors.





Garden and Driveway

The property has private garden grounds, with a fence boundary and part stone wall boundary to the front. Stone chipped driveway providing off street parking.

Planning

Planning permission has been granted for 2 extensions and a detached double garage.

Council Tax Band



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
