



32 St Laurence Court Forres, IV36 1QA



We are delighted to offer this newly modernized and well-presented 2 Bedroom Family Home located in a popular residential area of Forres and within a short walking distance of Schools, Shops and local amenities.

The property has been completely upgraded throughout and includes a new kitchen, bathroom, flooring throughout, Internal and External doors to name a few.

Accommodation comprises; Entrance Hallway, Lounge, Dining Kitchen, 2 Double Bedrooms and a Family Bathroom. Further benefits include Gas Central Heating, Double Glazing and Enclosed Garden.

Internal Viewing is Strongly Recommended.

EPC Rating Band "C"

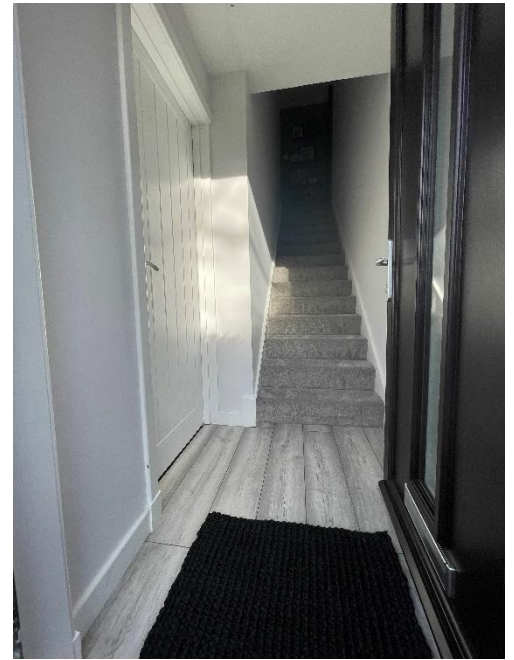
OFFERS OVER £132,000

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

Entrance to the property is through a secure uPVC double glazed door with obscure glazed panel insert.

Entrance Hallway - 4'7" (1.38m) x 3'7" (1.08m)

Recess halogen spotlight to the ceiling, smoke alarm, single radiator, laminate wood to the floor. Staircase leading to the 1st floor accommodation. Door to the lounge.



Lounge - 15'9" (4.8m) x 11'9" (3.57m) (maximum measurement)

Beautifully presented lounge with a pendant light fitting, smoke alarm, laminate wood flooring, TV point, BT and various power points. Double radiator. UPVC double glazed windows with venetian blinds to the front aspect. Door to the Kitchen/Diner.





Dining Kitchen - 15'4" (4.67m) x 7'5" (2.25m)

Fabulous modern newly fitted kitchen with matt grey wall mounted cupboards and base units with a black sparkle worktop and matching back splash to the walls. Integrated appliances include a fridge/freezer, under counter oven, ceramic hob with chimney style extractor hood and composite sink with mixer tap and drainer. Under counter space for a washing machine. Strip light fitting to the ceiling, various power points, uPVC double glazed window to the rear aspect. Area to dining with matching pendant light fitting, heat detector, anthracite radiator, laminate wood flooring throughout. Built-in under stair cupboard which houses the fuse box. uPVC door with 3 obscure glazed panels provides access to the rear garden.







Staircase & Landing

Carpeted staircase leading to upper accommodation. The landing has 2 recess halogen spotlights to the ceiling, smoke alarm, single power point and carpet to the floor. Doors leading to the Bedrooms and Bathroom.

Bedroom 1 - 12'0" (3.66m) x 11'4" (3.45m) plus door access (maximum measurement)

Double Bedroom with pendant light fitting, carpet to the floor, radiator, various power points and a TV point. Loft access. Two built-in cupboards; one has shelved storage, the other houses the Alpha boiler. UPVC double glazed window with curtain pole, hanging voile and curtains overlooks the front aspect.



Bedroom 2 - 9'2" (2.79m) x 12'1" (3.68m)

Double Bedroom with ceiling light fitting, carpet to the floor, radiator, various power points and a uPVC double glazed window with venetian blinds, chrome curtain pole and hanging curtains which overlooks the rear aspect.



Family Bathroom - 5'9" (1.75m) x 7'3" (2.2m)

Superb fitted modern bathroom which comprises of a low-level W.C with concealed cistern and vanity sink with mixer tap, display ledge and wall mounted mirror with mains fitted integrated light. Bath with mixer tap and overhead mains operated rain shower head and further showering attachment. Glass shower screen and wet wall finish. The ceiling has been finished with wet wall and ceiling light fitting. Anthracite heated towel rail, tile effect vinyl to the floor, double glazed window with venetian blinds overlooks the rear aspect.



Garden

The Garden to the front of the property has a stone chipped area with an established hedge which gives privacy. A shared pathway leads to the front door.

The Garden to the rear of the property is a blank canvas for future development. Enclosed within a timber fence for security.



Council Tax Band Currently A

Note 1 - All floor coverings, blinds, integrated appliances, washing machine and light fittings are included in the sale.
(Except lounge light fitting)

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
