



JASMELDAR, 107 ST LEONARDS ROAD, FORRES, MORAY IV36 2RE



Introducing this fabulous 5-bedroom family home, situated in the most sought-after area, St Leonards Road, built to a high standard and presented in immaculate order.

The property features a welcoming entrance Vestibule and Hallway, a spacious Family Room, Dining Room and a Breakfasting Kitchen that's perfect for family gatherings. A utility room adds to the convenience. Ground Floor Bedroom boasts an En-Suite, with a further Bedroom and Cloakroom. The 1st floor has a Large Lounge, Master Bedroom with Dressing Room & En-Suite Shower Room, further Bedroom with En-Suite Shower Room, Further Double Bedroom, Family Bathroom and External Roof Space. The exterior, with a generous double garage, expansive driveway, and well-maintained front and rear gardens. The home is further enhanced by gas central heating, under floor heating on the ground floor, radiators on the upper floor and double glazing throughout.

To truly appreciate what this home has to offer, we highly recommend scheduling an internal viewing.

EPC Rating B

OFFERS OVER £700,000

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

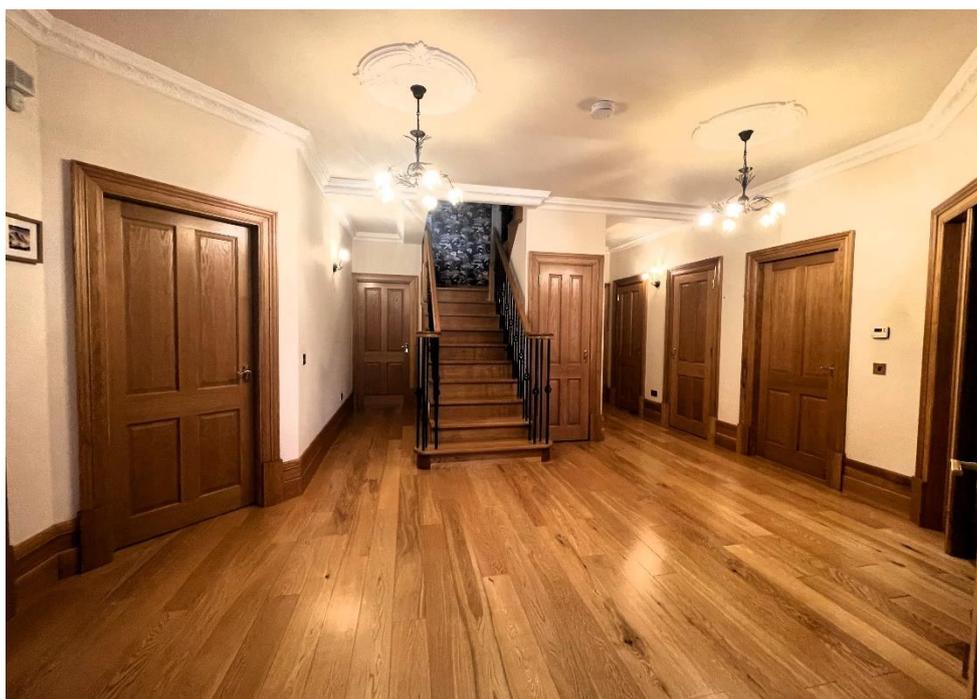
Entrance Vestibule - 8'6" x 7'8"

Welcoming entrance to the property through secure double glazed, double uPVC doors with decorative glazed panels and decorative glazed panels to the side. 3 bulb light fitting to the and decorative coving to the ceiling. Wood flooring. Two double power points and wall mounted heating thermostat. Wall mounted security system control panel. Built in cupboard, providing storage, wall mounted coat hooks and houses the consumer units. The Vestibule provides access to Hallway.



Hallway

Decorative glazed door leading to an impressive and spacious Hallway which provides access to the Lounge, Breakfasting Kitchen, Dining Room, Bedroom 4, Bedroom 5 and the WC. Two, 5 bulb light fittings to the ceiling. Two, 2 bulb wall mounted light fittings. Four double power sockets. Built in under stair cupboard providing hanging storage, wall mounted coat hooks and has a light fitting. Two double built in cupboards, offering ample storage and they have light. Further walk in cupboard providing storage and has light fitting.



Family Room - 21'6" x 21'6" plus bay window

Well appointed Family Room with bay window overlooking the front aspect with further two windows, with Roman blinds. Double glazed, double doors leading out to the side of the property, with curtain pole and hanging curtains. The focal point of the room is a solid fuel stove and slate hearth. Bar with wash hand basin and storage space. Two, 6 bulb light fittings. 6 recessed spotlights, smoke alarm and coving to the ceiling. BT, TV and various power points. Double built in cupboard providing shelved storage.



Dining Room - 14'11" x 15'2" (plus bay window)

Bright and airy Dining Room with bay window overlooking the front with Roman blind and double glazed, double doors leading out to the side of the property, with curtain pole and hanging curtains. Two 3 bulb light fittings, decorative ceiling rose and coving to the ceiling. Wood flooring. Ample space available for a large dining table and chairs. Sliding glazed doors giving access to the Breakfasting Kitchen.



Breakfasting Kitchen - 13'11" x 18'5"

Super fully fitted Kitchen with a range of base unit, wall mounted cupboards with under unit lighting, display shelves and wine rack. Island unit providing storage space and incorporates a breakfast bar. Integrated appliances include double oven, 5 ring gas hob, overhead extractor, microwave, coffee machine and dishwasher. Space available for a fridge/freezer. Sink, drainer and mixer tap. Roll top work surface and ceramic tiling to the walls. Fourteen recessed spotlights, coving and heat sensor to the ceiling. Various power points. Ceramic tiling to the floor. Two windows to the side aspect. Ceramic tiling to the floor. Door leading to the Utility Room.



Utility Room - 6'7" x 13'6"

Useful Utility Room with a base unit and wall mounted cupboards. Roll top work surface. Stainless steel sink, drainer and mixer tap. Space available for a washing machine, tumble drier and freezer. Six recessed spotlights and xpelair to the ceiling. Various power points. Ceramic tiling to the floor. Wall mounted security system control panel. Wall mounted heating thermostat. Secure door leading to the Garden and a further door leading to the Garage.

Bedroom 4 with En-Suite

Bedroom 17'5" narrowing to 13'9" x 14'5" x narrowing to 4'8"

Beautifully presented, light and airy Bedroom with window two windows to the side aspect, with wrought iron curtains poles and hanging curtains. Single pendant light fitting and decorative coving to the ceiling. Various power points. Double wardrobe offering hanging and shelved storage, with a light fitting.



En-Suite Shower Room - 6'7" x 6'4" (plus shower enclosure)

Large shower enclosure with overhead mains shower, vanity unit with circular sink, with mixer tap and WC with concealed cistern. Three recessed spotlights to the ceiling. Window to the rear aspect with obscure glass. Chrome accessories.





Bedroom 5/Study - 6'7" x 12'2"

Bedroom which is currently being utilised as a Study. Window to the rear aspect with Roman blind. Double built in cupboard with light fitting and offering storage space and houses the security system.

Cloakroom - 6'7" x 7'7"

Low level WC with concealed cistern and wash hand basin, with mixer tap, within a vanity unit. Ceramic tiling to the walls and to the floor. Two bulb light fitting to the ceiling. Xpelair. Window with obscure glass to the rear aspect and venetian blind. Chrome accessories.

Stairs and Landing

Stairs leading to upper accommodation with oak handrail and wrought iron spindles. Landing which provides access out to the external roof terrace. Also provides access to the Lounge, Bedrooms and Family Bathroom. Four, 3 bulb light fittings, decorative coving and smoke alarm to the ceiling. Wood flooring. Built in cupboards providing ample storage space, with light fittings, one housing the Heatrae Sadia water cylinder and loft access. Walk in cupboard offering shelved storage, light and power. Wall mounted heating thermostat control and security alarm controls.



Lounge - 21'5" x 20'0"

Beautifully presented, light and airy Lounge with the focal point being a recessed wood burner with slate hearth. Windows to the front aspect with further window to the side aspect, Two, 6 bulb light fitting to the ceiling. Carpet to the floor. Two double radiators. Patio doors leading out to the verandah.



Master Bedroom with Dressing Room and En-Suite

Bedroom - 15'2 x 15'0"

Spacious Bedroom with patio doors leading out to the Roof Terrace. Window to the front aspect and a further window to the side aspect, both with roller blinds. Single pendant light fitting to the ceiling. Carpet to the floor. Double radiator and various power points. Doors leading to the Dressing Room and En-Suite Shower Room.



Dressing Room - 10'5" x 7'0"

Dressing Room with wall to wall fitted wardrobes offering ample shelved and hanging storage. Single radiator and various power points. Carpet to the floor.



En-Suite Shower Room - 7'4" x 9'3"

Large shower enclosure with overhead Grohe mains shower, low level WC with a concealed cistern and circular wash hand basin within a vanity unit, providing storage space. Ceramic tiling to the floor and walls. Velux window to the side aspect. Shaving point. Three recessed spotlights to the ceiling. Chrome accessories. Xpelair. Chrome heated towel rail and accessories.



Bedroom 2 With En-Suite Shower Room

Bedroom

Double Bedroom with window to the side aspect with Roman blind and hanging curtains and a velux window to the front aspect. Built in double wardrobe offering hanging and shelved storage. Various power points. Double radiator. Single pendant light fitting. Carpet to the floor. Door leading to the En-Suite Shower Room.



En-Suite Shower Room - 10'1" x 6'8"

Shower Room with low level WC with concealed cistern and vanity unit with circular sink. Shower enclosure with over head mains shower. Ceramic tiling to the floors and walls. Chrome accessories. Shaving point. Velux window.





Bedroom 3 - 18'2" x 11'8"

Double Bedroom with velux window to the front aspect and a further window to the side aspect with Roman blind. Single pendant light fitting. Carpet to the floor. TV and various power points. Window to Built in double wardrobe offering hanging and shelved storage. Single radiator.

Family Bathroom - 10'3" x 6'6"

Bathroom with low level WC with concealed cistern, circular sink with mixer tap and vanity unit. Free standing bath with mixer tap and shower attachment. Velux window to the rear aspect. Ceramic tiling to the walls and floor. 3 recessed spotlights and xpelair. Chrome accessories.



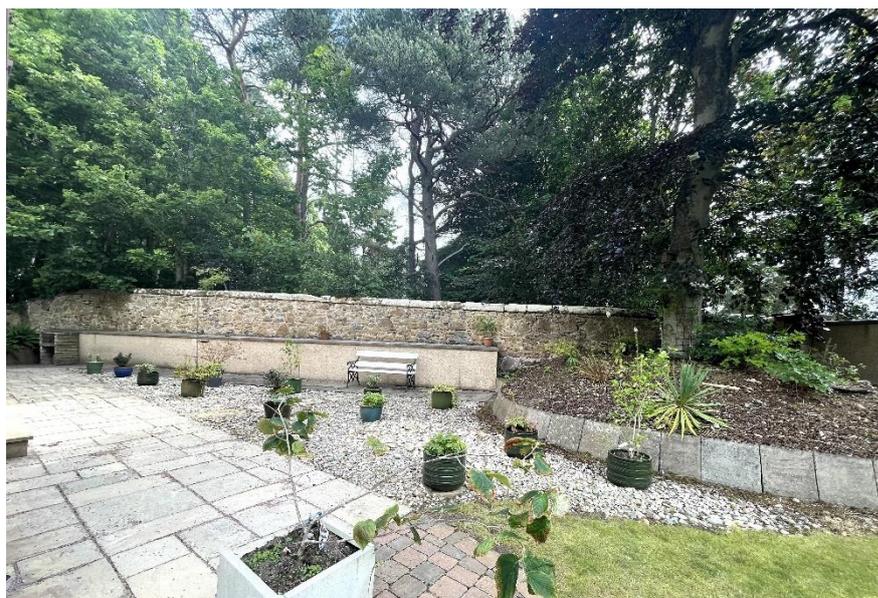
Driveway & Double Garage - 20'4" x 20'5"

Loc bloc driveway providing off street parking of several cars. The Garage has electric doors and service door to the Utility Room. Ladder access to roof space storage. Wall mounted Worcester gas fired boiler. Work bench and various power points. Stainless steel unit incorporating a sink.

Front & Rear Gardens -

Well kept garden grounds, the front Garden is mainly laid to lawn with a wall boundary – to the side there is a rockery with a variety of plants and shrubs and a paved patio seating area. Access to the rear garden is to either side of the property and the garden is defined by part fence and wall boundary. Timber shed/workshop with metal roof, offering ample storage space. Large, paved patio seating area.





Council Tax Band Currently G

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.

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