



110 FORBESHILL, FORRES, IV36 1JL



We are delighted to offer this fabulous and modernised Detached 3 Bedroom Family Home situated in a quiet residential area of Forres.

Accommodation comprises; Ground Floor, Entrance Hallway, Lounge, Dining Kitchen, Bedroom 3. 1st Floor, Master Bedroom with En-Suite, Further Double Bedroom and Family Bathroom. Further benefits include Gas Central Heating, uPVC Double Glazing. Front and Rear Enclosed Garden, Garage and Driveway.

The property is within walking distance of the town, providing local Primary and Secondary Schools, Supermarkets, Leisure Facilities, Shops, Golf Course and Award Winning Parks.

Viewing is Strongly Recommended

EPC Rating C

OFFERS OVER £230,000

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

Entrance Hallway

Entrance to the property through a secure uPVC double glazed door with decorative glazed panel. Two single light fittings and smoke alarm to the ceiling. Wood effect laminate to the floor. Double radiator. Understair cupboard which houses the consumer units. Further cupboard offering ample storage space. Wall mounted Nest heating control. Doors leading to the Lounge, Dining Kitchen and Bedroom 3.



Lounge - 11'9" x 19'4" (maximum measurement)

Multi panel glazed door leading to a nicely presented and spacious Lounge with large picture window overlooking the front aspect with curtain pole and hanging curtains. 6 bulb light fitting and ornate coving to the ceiling. Wood effect laminate to the floor. Double radiator, TV and various power points.





Dining Kitchen - 18'4" x 12'1" (maximum measurement)

Fabulous Kitchen with a range of base units and wall mounted cupboards with co-ordinating work surface and ceramic tiling to the walls. Integrated appliances include a double oven, a five-ring gas hob, overhead extractor and dishwasher and fridge freezer. Space available for a washing machine. Composite sink, drainer and mixer tap. Ten recessed spotlights to the ceiling. Wood effect laminate to the floor. Double radiator. Various power points. Window with roller blind to the side aspect and patio doors leading out to the rear of the property, with chrome curtain pole. Ample space available for a large dining room table and chairs.





Bedroom 3 - 10'2" x 8'2"

Bedroom with window to the rear aspect with roller blind and curtain pole. Single pendant light fitting to the ceiling. Carpet to the floor. Various power points. Single radiator.



Stairs and Landing

Carpeted open staircase leading to upper accommodation. Window to the side aspect with obscure glass. The landing provides access to the Bedrooms and Family Bathroom. Built in cupboard providing storage space. 4 bulb light fitting and smoke alarm to the ceiling. Loft access. Single power point.

Master Bedroom with En-Suite Shower Room

Bedroom - 16'8" x 11'9" (maximum measurement)

Spacious Bedroom with window to the front aspect with chrome curtain pole. Four bulb light fitting to the ceiling. Two wall mounted light fittings. Two double wardrobes, fronted by mirror sliding doors and offers ample hanging and shelved storage. Double radiator and various power points. Carpet to the floor. Door leading to the Shower Room.



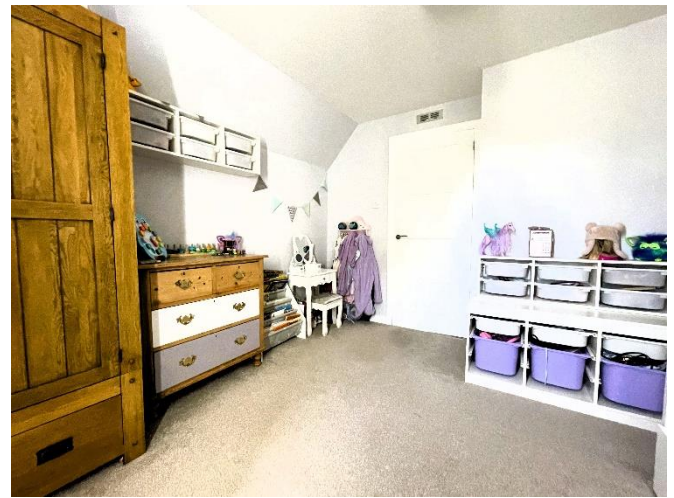


Shower Room - 5'7" x 4'9"

Modern shower room with low level WC, wash hand basin with mixer tap, within a vanity unit and corner shower enclosure with overhead mains shower. Wall mounted mirror. Ceramic tiling. Two recessed light fittings and Xpelair to the ceiling. Velux window to the side aspect. Vinyl to the floor. Wall mounted heated towel rail.

Bedroom 2 - 11'8" x 11'3" (maximum measurement)

Double Bedroom with window to the rear aspect with chrome curtain pole. Carpet to the floor. Single radiator and various power points. Build in cupboard offering hanging and shelved storage.



Family Bathroom - 5'6" x 6'10"

Modern Family Bathroom with low level WC, wash hand basin with mixer tap within a vanity unit and bath with overhead mains shower, shower screen and wet wall finish. Velux window to the side aspect. Two recessed spotlights and Xpelair to the ceiling. Wall mounted medicine cabinet fronted by a mirror door. Built in cupboard offering storage space. Vinyl to the floor.



Driveway & Garage

Stone-chipped driveway providing off-street parking for several vehicles.

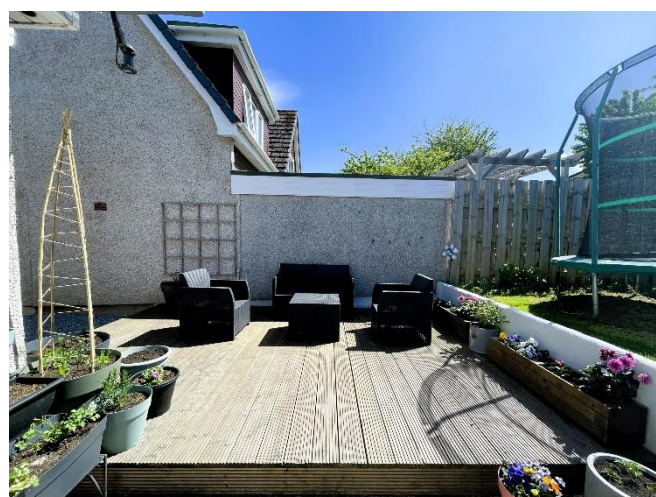
The Garage has an up and over door to the front. Power, light and houses the wall mounted gas fired boiler.

Garden

The property benefits from well-maintained gardens to the front, side and rear.

To the front, the garden is laid to lawn with attractive flower borders, mature shrubs and trees, all enclosed by a fence boundary.

The side and rear gardens are mainly laid to grass and feature a decked seating area, patio and raised planters, providing excellent outdoor entertaining space. There are two garden sheds, an allocated bin storage area, rotary drier and an additional section laid to bark at the side of the property. The gardens are enclosed by a fence boundary with gate access.





Council Tax Band D

Note 1

Integrated appliances, light fittings and floor coverings 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.

