



## 84 ANDERSON CRESCENT, FORRES IV36 1NE



Superb opportunity to acquire this End Terraced Two Bedroom Family Home located within a popular residential area of Forres. The property is located within walking distance of Forres High Street and a local convenience store, Primary & Secondary Schools, Local Parks, Sanquhar Woods and Leisure Facilities are all within a few minutes' walk.

Accommodation, modernised and comprises; Entrance Hallway, Lounge, Breakfasting Kitchen, 2 Bedrooms and Bathroom.

Further Benefits include Modern Electric Storage Heating, Double-Glazing, Off-Street Parking and Large Garden.

EPC Band - D

**OFFERS OVER £140,000**

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

Entrance to the property through a secure door with decorative panel and decorative panel to the side, with curtain track and hanging curtain.

### Entrance Hallway

Single light fitting to the ceiling. Wood effect laminate to the floor. Wall mounted Dimplex storage heater. Wall mounted coat hooks. Stairs leading to upper accommodation. Multi panel glazed door leading to the Lounge.



### Lounge - 5.2m x 3.6m / 16'11" x 11'9" (maximum measurement)

Bright and airy Lounge with the focal point of the room being an ornamental fire place with tiled surround, inset and mantel. Window to the front aspect with roller blind and another large picture window overlooking the Garden to the rear of the property, both with brass curtain poles. Wall mounted high heat retention storage heater and various power points. Under stair cupboard, providing storage space and housing the consumer unit. Alcove with storage below. Four bulb light fitting and wired smoke alarm to the ceiling. Two wall mounted light fittings. Wood effect laminate to the floor. Ample space available for a dining table and chairs. Door with glazed panel leading into the Kitchen.

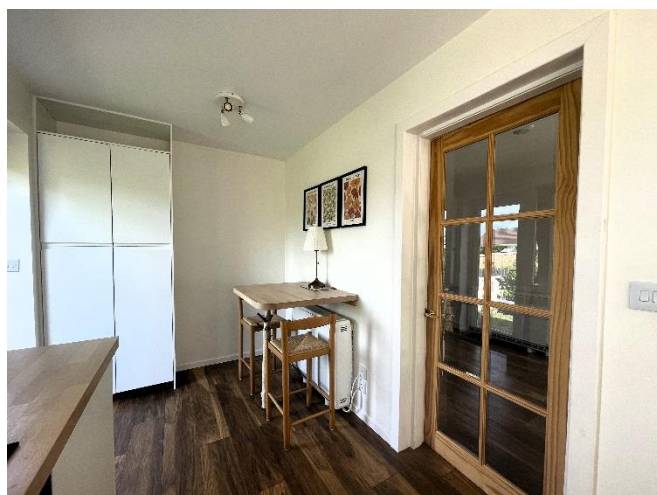




### **Kitchen - 2.10m x 5.13m / 6'8" x 16'10"**

Fabulous modern, newly fitted Kitchen with a range of base units and wall mounted cupboard, complimented by a butcher block style worktop in beech wood and ceramic tiling to the walls. Integrated appliances include a single electric oven, 4 ring electric induction hob, overhead extractor, dishwasher and washing machine. Ceramic sink, drainer and mixer tap. Space available for a fridge. Breakfast bar for informal dining. Two 3 bulb light fittings and heat sensor to the ceiling. Wood effect laminate to the floor. Window to the rear aspect, overlooking the garden and a further window to the side aspect. uPVC double glazed door with glazed panel, leading out to the side of the property, with glazed panel to the side. Various power points. Larder cupboard providing storage space. Wall mounted Dimplex storage heater. Corner shelving unit.





### **Staircase & Landing**

Carpeted staircase leading to upper accommodation with pine hand rail. Loft access. Single light fitting and smoke alarm to the ceiling. Wall mounted mirror. Double power point. The landing provides access to the Bedrooms and Bathroom.

### **Bedroom 1 - 4.93m x 2.48m / 16'1" x 8'0"**

Double Bedroom with window to the front aspect, with Roman blind and roller blind. Single pendant light fitting. Carpet to the floor. Various power points. Wall mounted Dimplex heater. Built in cupboard providing hanging and shelved storage.



### **Bedroom 2 - 3.73m x 2.67m / 8'7" x 12'3" (maximum measurement)**

Double Bedroom window overlooking the rear aspect with pine curtain pole and hanging curtains. Single pendant light fitting to the ceiling. Carpet to the floor. Various power points. Wall mounted electric heater. Double wardrobe with hanging and shelved storage.



### **Bathroom - 2.10m x 1.7m / 6'7" x 5'6"**

Modern Bathroom with three-piece suite comprising of a low level WC with concealed cistern, wash hand basin with mixer tap within a vanity unit, providing storage space and bath, with overhead mains, shower screen and ceramic tiling to the walls. Single light fitting and Xpelair to the ceiling. Window to the rear aspect with obscure glass. Wall mounted mirror and light fitting. Heated towel rail. Pine accessories. Underfloor electric heating and luxury Vinyl tiling to the floor.

### **Garden and Off Street Parking**

The property enjoys beautifully established gardens to the front, side and rear, offering a wonderful blend of mature planting and easy maintenance.

To the front, gated access leads via a pathway to the entrance door, with a combination of fence and wall boundaries providing definition and privacy. The garden is attractively landscaped with stone chippings, driftwood feature displays, a variety of mature shrubs and plants, together with an established birch tree creating an attractive focal point. The garden continues along the side of the property, giving access to the patio doors leading directly into the kitchen.

The side garden features colourful flower borders, shrubs and a lawned section, all enclosed by fencing.

To the rear, there is a patio seating area ideal for outdoor dining and entertaining, leading to a tiered garden with a large expanse of lawn. Backing onto woodland, the garden enjoys a peaceful and private setting, enhanced by a superb selection of mature trees and planting including several rowan, ash and holly trees, a Monkey Puzzle tree and New Zealand fire plant, along with a wide variety of bushes and

shrubs. Additional features include a timber garden shed, greenhouse, washing line and gated access to the off-street parking area, which is laid with stone chippings and can also be accessed from the side of the property.





Council Tax Band A

Note 1

All integrated appliances, light fittings, floor coverings and curtains 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.**