



87 Balnageith Rise, Forres IV36 2HF



We are delighted to offer a 2 Bedroom Ground Floor Apartment which is well presented.

The property is situated within a quiet cul-de-sac in the much sought after Knockomie Development and offers open countryside and mountain views towards the hills of Sutherland and Caithness, across the Moray Firth.

Accommodation comprises:- Private Entrance, Hallway, Lounge with Open Plan Kitchen, Two Double Bedrooms, Bathroom, Gas Central Heating, Double Glazing and Off Road Car Parking.

Forres has a variety of amenities, shops, supermarkets, leisure facilities and an 18 hole golf course. The town of Elgin is approximately 11 miles away and the local airport and city of Inverness are within easy commuting distance.

EPC Rating C

Viewing Strongly Recommended.

OFFERS OVER £120,000

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



Entrance Vestibule - 3' 5" x 3'3"

Entrance to the property is via a secure wooden front door with spy hole. Single light fitting and coving to the ceiling. Wood effect laminate to the floor. Door leading to the hallway.

Hallway - 3'5" x 16'5"

The hallway provides access to the Lounge with open plan Kitchen, Bedrooms and Bathroom. Two, 3 bulb light fittings, coving and smoke alarm to the ceiling. Double power point. Single radiator. Wood effect laminate to the floor. Large built in cupboard offering storage space and also houses the consumer units. Wall mounted coat hooks and bell chime.

Open Plan Lounge Area

Lounge - 16'5" x 16'3"(maximum on an angle)

Nicely presented spacious living accommodation with double patio doors leading out to the front of the property with hanging voiles and chrome curtain pole. Three bulb light fitting and coving to the ceiling. Double radiator. BT, TV and various power points. Wall mounted carbon monoxide detector. Fitted carpet to the floor. Double glazed window overlooking the front aspect with venetian blind. The lounge is open plan to the kitchen /dining area.



Kitchen - 12'11" x 5'7"

Fully fitted kitchen offering a range of base units and wall mounted cupboards finished with a roll top work surface and a co-ordinating ceramic tiling to the walls. Breakfast bar providing informal dining. Integrated appliances include an electric single oven and 4 ring gas hob with a stainless steel extractor chimney style flume single stainless steel sink with mixer tap and drainer and a built-in washer/dryer. Space is available to accommodate a fridge/freezer and dishwasher. Various power points, TV, BT points. Worcester gas fired boiler is located to one corner. TV and double power point. Single radiator. 4 Bulb light fitting and coving to the ceiling. Window to the front aspect with venetian blind. Tile effect vinyl to the floor.



Bathroom - 6' 8" x 8' 3" (maximum measurement)

Modernised Bathroom with a low level WC, pedestal wash hand basin and bath with overhead mains shower and rain shower. Wall mounted medicine cabinet, fronted by mirror doors. Ceramic tiling to the walls with a recessed mirror. Chrome accessories. Wall mounted heated chrome towel rail. Mosaic effect vinyl to the floor.



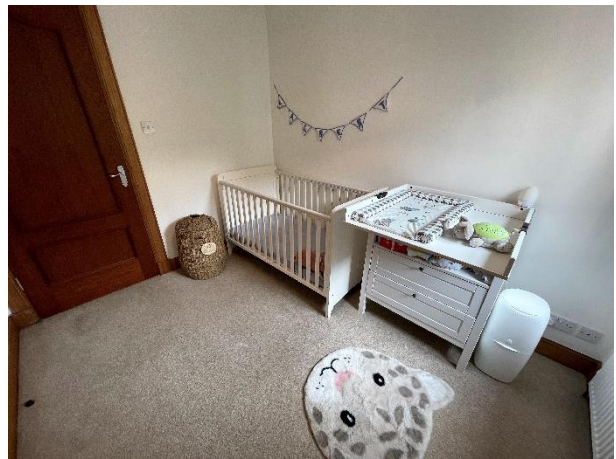
Bedroom 1 - 10'11" x 9'9"

Double bedroom with window overlooking the front with venetian blind and pine curtain pole. Single pendant light fitting and coving to the ceiling. Fitted carpet to the floor. Built in wardrobe providing shelf and hanging storage fronted by sliding mirrored doors. TV, BT and various power points. Single radiator.



Bedroom 2 - 10'0" x 8'1"

Double bedroom with window overlooking the rear aspect. Single pendant light fitting and coving to the ceiling. Fitted carpet to the floor. Single wardrobe providing shelf and hanging storage. Single radiator. BT, TV and various power points.



Communal Garden & Parking

There is surrounding communal garden area, laid to lawn and with timber fencing boundary. The central area at the rear has been partly laid in stone chips and loc bloc driveways with mature shrubs. There is a loc bloc area providing parking.

Note 1

All floor coverings, light fittings, bathroom fittings and integrated appliances are included in the sale. Council Tax Band C