



11 Ferry Road, Forres IV36 2SF



We are delighted to offer this 3 Bedroom Family Home, situated in a popular residential area of Forres.

The Property is located within close proximity to Forres' local amenities including Supermarkets, Medical Centre, Dentist, Shops, Leisure Facilities, Primary and Secondary Schools, 18 hole Golf Course and Award Winning Parks.

The accommodation comprises, Entrance Hallway, Lounge, Dining Kitchen, Family Bathroom and Three Bedrooms. Further benefits are Gas Central Heating, uPVC Double Glazing, Front & Rear Gardens, Workshop and Shed.

An Internal Viewing Is Strongly Recommended.

EPC Rating D

OFFERS OVER £145,000

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

Entrance to the property is through a secure uPVC double glazed door.



Hallway

Single pendant light fitting to the ceiling. Carpet to the floor. Built in cupboard providing storage space, wall mounted coat hooks and houses the consumer units. Stairs leading to upper accommodation. BT point. Double radiator. Multi panel glazed door leading to the Lounge and door leading to the Family Bathroom.

Lounge - 10'3"(3.12m) x 18'0"(5.49m)

Nicely presented Lounge with a window to the front aspect and further window overlooking the Rear Garden. The focal point of the room is a fireplace with painted wooden surround, was originally a fire, and now been boarded over. Carpet to the floor. Various power points. Double radiator. TV point and BT point. Two multi bulb light fittings to the ceiling. Multi panel glazed doors leading to the Dining Kitchen.





Dining Kitchen - 14'10"(4.52m) x 8'11"(2.72)

Fully fitted Kitchen with a range of base units , wine rack and wall mounted cupboards. Roll top work surface with co-ordinating ceramic tiling to the walls. Integrated appliances include a single oven, 4 ring electric hob, overhead extractor, stainless steel sink, drainer and mixer tap. Built in recess, originally a cupboard, housing the fridge freezer. Further cupboard providing storage space. Single pendant light fitting to the ceiling. Window to the rear aspect. Various power points. Tile effect vinyl to the floor. Double radiator. Secure door uPVC double glazed leading to the rear garden.



Family Bathroom - 8'8" (2.64m) x 8'0" (2.44m)

Ground Floor Large Family Bathroom with bath, overhead shower and shower screen, ceramic tiling to the walls, wall mounted wash hand basin and low level WC. Wall mounted mirror. Ceramic tiling to the floor. Obscure glazed window to the front aspect. Three bulb light fitting to the ceiling. Wall mounted xpleair. Double radiator.



Stairs and Landing

Carpeted staircase leading to upper accommodation with handrails on either side. Single pendant light fitting to the ceiling. Loft access. Carpet to the floor. Single radiator. Built in cupboard providing storage space. Window overlooking the Rear Garden. Doors leading to the Bedrooms.

Bedroom 1 - 10'5"(3.17m) x 13'6"(4.11m)

Double Bedroom with windows to the front aspect with roller blind. Original wood flooring. Various power points. Three bulb light fitting controlled by a dimmer switch. Double radiator.



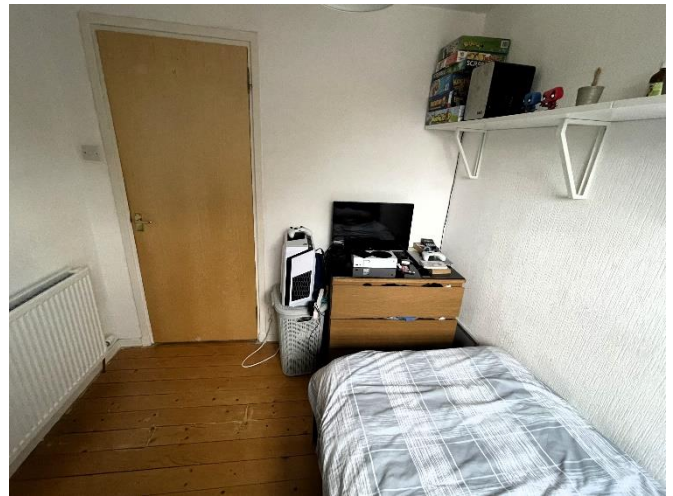
Bedroom 2 - 8'6"(2.59m) x 14'9"(4.49m)

Double Bedroom with window to the front aspect and a window to the rear aspect, both with roller blinds. Carpet to the floor. Various power points. Double wardrobes offering hanging and shelved storage, housing the gas boiler and fronted by sliding mirror doors. Three bulb light fitting to the ceiling. Double radiator.



Bedroom 3 - 7'10"(2.38m) x 8'2"(2.49m)

Single Bedroom with window to the front aspect with roller blind. Carpet to the floor. Various power points. Single pendant light fitting to the ceiling. Built in cupboard providing storage space.



Garden

The Front Garden is easily maintained, mainly laid to grass with pathway leading to the front door and continuing to the Rear Garden.

The Rear Garden is mainly laid to lawn with a paved patio area and a stone chipped area. The Garden is enclosed by a fence and hedge boundary. Timber workshop, with power & light and provides storage space and included in the sale of the property.



Note 1

Integrated appliances, blinds, light fitting and floor coverings are included in the sale.

Council Tax Band Currently B

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
