



21 Walker Court

FORRES IV36 1ZQ



We are delighted to offer this modern and very well presented 2 Bedroom 1st Floor Flat located within a popular residential area of Forres.

The property is within walking distance of all the local amenities, shops, post office, primary and secondary schools, railway station and the town centre of Forres.

Accommodation comprises of a private entrance to a spacious Open Plan Lounge and Kitchen. Hallway to Bathroom and 2 Bedrooms. The property shares a communal garden and drying area. Further benefits include Newly fitted thermostat controlled Electric Central Heating and Double Glazing.

EPC Rating Band "D"

Viewing is Highly Recommended

FIXED PRICE £107,000

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

Entrance to the property is via an external staircase with a metal handrail leading to the secure wooden door with security chain.

Open Plan Hallway – 12'2" (3.71m) x 3'5" (1.03m)

Wall mounted fuse box, coat hooks, recess halogen spotlight and coving to the ceiling. Wood effect laminate flooring. Open Plan to the Lounge and Kitchen with a multi glazed panel door leading to the inner hallway.



Lounge - 14'10" (4.52m) x 10'7" (3.22m)

Spacious modern lounge with 2 pendant light fitting, smoke alarm and coved ceiling. Carpet to the floor, thermostat controlled electric radiator, 4 double power points, single power point, TV and BT points. uPVC double glazed window with deep set windowsill overlooks the front aspect.



Kitchen - 9'11"(3.02m) x 6'3"(1.89m)

Modern newly fitted kitchen with a range of wall mounted cupboards and base units with a wood effect Junker styled worktop which is complimented by brick effect ceramic tiled splashback. Stainless steel single sink with chrome mixer tap and drainer. Space for a Double electric oven and hob with stainless steel chimney style overhead extractor hood. Under counter space for a washing machine and free-standing space for a fridge/freezer. uPVC double glazed window overlooking the rear aspect. Various power points, 4 recess halogen spotlights to the ceiling, heat detector, wood effect flooring.



Rear Hallway – 8’3” (2.51m) x 3’0” (0.91m)

Single pendant light fitting and smoke alarm to the ceiling. Control panel for the under floor heating. Loft access to a partially floored loft. Laminate wood flooring. Single power point. Built in cupboard providing storage space and a further built in cupboard with wall mounted light, shelf and hanging storage. Doors leading to the Bedrooms and Bathroom.



Bedroom 1 - 10’10”(3.3m) x 10’6”(3.2m)

Double Bedroom with white uPVC double glazed window which overlooks the front aspect. Single pendant light fitting to the ceiling. Fitted carpet to the floor. Wall mounted thermostat controlled electric radiator. TV point and various power points. Built in double wardrobe, fronted by sliding mirror doors, offering shelved and hanging storage.

Bedroom 2 - 6’8”(2.02m) x 11’6”(3.50m)

Further bedroom with white uPVC window overlooking the rear aspect. Single pendant light fitting to the ceiling. Fitted carpet to the floor. Wall mounted thermostat controlled electric radiator. Various power points. TV point. Built in wardrobe, fronted by sliding mirror doors, with hanging and shelved storage.



Bathroom - 6'3"(1.89m) x 6'3"(1.89m)

Modern Bathroom with white fitted 3 piece suite comprising of a low level W.C and wall mounted wash hand basin with chrome mixer tap with a wet wall shelf and splash back. Bath with chrome mixer tap and mains operated shower with glass shower screen and wet wall finish to the walls. Shaver point, wood effect flooring with under floor heating, white heated towel rail, 3 halogen recess spotlights to the ceiling, extractor fan and uPVC obscure double glazed window to the rear aspect. 2 wall mounted coat hooks to the back of the door.



Gardens and Parking



Ample car parking available to the front of the property. Shared garden & drying area which is partially enclosed by a fence boundary. Shared outside storage space.

Note 1

All floor coverings, integrated appliances and light fittings are included in the sale.

Council Tax Band "B"

Note 2

The cooker is not included but can be bought by separate negotiation.

Directions

A96 bypass at Forres take middle exit towards Town Centre and take first left. The property is located down on the far left.

Entry

Immediate entry is available, the sellers are not in a property chain.



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

