



## **Strathville, South Street, Forres, IV36 1DE**



We have great pleasure in offering this fabulous 5 Bedroom Traditional Stone Built House which enjoys an enviable location across from Grant Park in Forres.

The property is well positioned for all the local amenities; Schools, supermarkets and local retailers are on the High Street just a few minutes' walk away.

Accommodation comprises, entrance hallway, kitchen, dining room, ground floor bedroom. 1st floor has a lounge, master bedroom with en-suite and further double bedroom. 2<sup>nd</sup> floor has 2 attic bedrooms.

Further benefits include traditional features with deep set skirtings, original wooden floors, picture rails and fireplaces. Gas central heating, driveway with off road car parking to the side. Outdoor stable and workshop. Southeast facing front garden.

An internal viewing is strongly recommended.

EPC Band – “E”

### **OFFERS OVER £275,000**

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



**Front Entrance – 6'4" (1.92m) x 5'8" (1.72m)**

Wood door with 3 glass panel inserts, wall mounted curtain pole and hanging curtain provides access to the property. Ceiling light fitting, carpet to the floor, smoke alarm. Door to the cellar, dining room and bedroom 1.

**Cellar – 6'3" (1.89m) x 7'11" (2.4m)**

Concrete steps lead down to the cellar where there is some wall mounted shelving for storage and a concrete floor base. Stop cock.

**Dining Room – 13'8" (4.16m) x 18'2" (5.54m)**

3 wall mounted light fittings, smoke alarm, various double power points, 2 double radiators, wood flooring. Recess bay styled window with single glazed window and secondary glazing with privacy mirrored film. Door to the kitchen.





### **Kitchen – 12’11” (3.94m) x 8’4” (2.54m)**

Base units with a roll top work surface and wooden up stand. Stainless steel 1 ½ sink with chrome mixer tap. Electric cooker with ceramic tiled splashback. Wall mounted gas boiler. Glass display cabinet for storage. Various power points. Tiled flooring. Strip light fitting, double radiator, heat detector and control panel for central heating. Extractor fan and window to the front aspect. Door with two green glass panels leads to the inner hall.

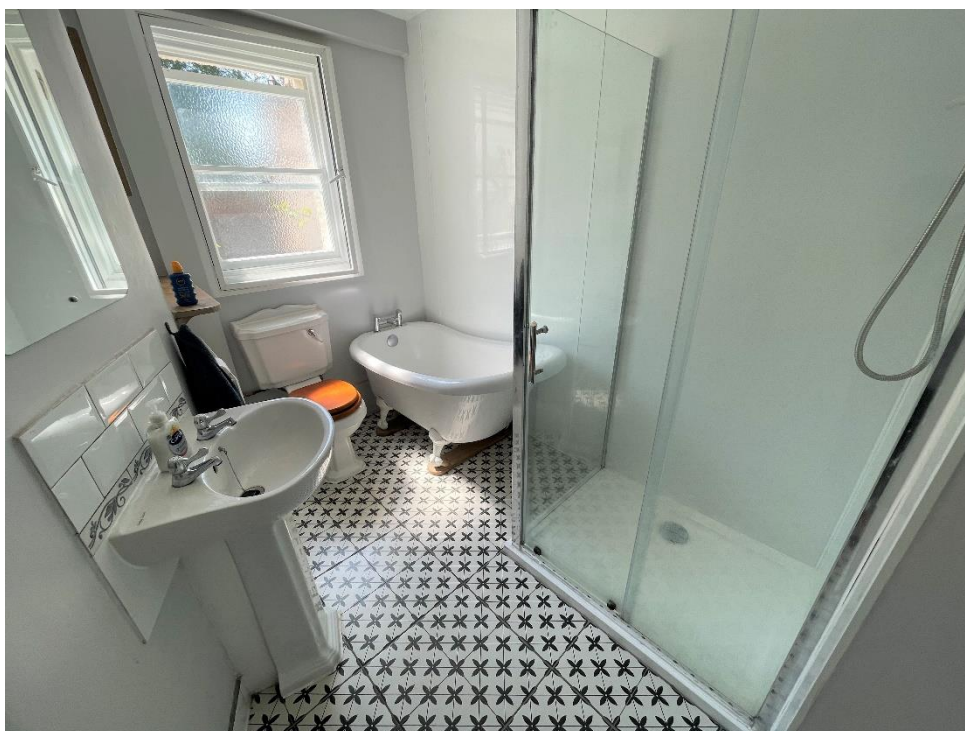


### **Inner Hall & Pantry – 6’8” (2.02m) x 4’5” (1.33m)**

Pendant light fitting, wall mounted mirror and tiled flooring. Door to the Pantry. The pantry has an area to roll top work surface with under counter space for and plumbing in situ for a washing machine. Further recessed alcove with shelving, pendant light fitting, wood flooring.

### **Bathroom – 5’2” (1.57m) extending to 7’3” (2.2m) x 10’1” (3.07m)**

4-piece bathroom suite comprising; a roll top bath with chrome mixer tap, low level W.C, pedestal wash hand basin with chrome taps, tiled splashback and wall mounted mirror. Walk-in shower enclosure with wet wall and glass retractable shower screen doors. Tiled flooring, double radiator, ceiling light fitting, obscure sash and case window with secondary glazing to the side aspect.





### **Bedroom 1 – 12'11" (3.94m) x 13'9" (4.18m)**

Double bedroom with lath & plaster with gesso moulding to the ceiling, pendant light fitting, double radiator, various double power points, wood flooring finished with deep skirtings, high picture rails. Sash and case windows, roller blinds and secondary glazing to the side and front aspect.



### **Staircase & landing to 1<sup>st</sup> floor – 6'4" (1.92m) x 5'4" (1.62m)**

Staircase with ballustrade and spindles with open wood flooring leads to the 1<sup>st</sup> floor.

Ceiling light fitting, smoke alarm, wood flooring, Bt point, single power point, double radiator and sash and case window with roller blind to the front aspect. Doors lead to the bedroom 2 and Lounge.





**Bedroom 2 – 13'5" (4.08m) x 14'4" (4.37m)**

Pendant light fitting, 2 double power points, double radiator, wood flooring, deep set skirtings, sash and case window with half height mirror privacy film and roller blind which overlooks the front aspect. Further window to the side aspect. Open fireplace with slate hearth and wooden mantle with decorative surround and tiled inset.



**Lounge – 13'7" (4.13m) x 14'5" (4.39m)**

Ceiling light fitting, smoke alarm, carbon monoxide alarm, double radiator, 2 double power sockets, high picture rails, deep set skirtings, recessed alcove with shelving. Open fireplace with marble hearth and decorative painted surround. Sash and case window with roller blind and secondary glazing, which overlooks the front aspect. Door to Bedroom 3.





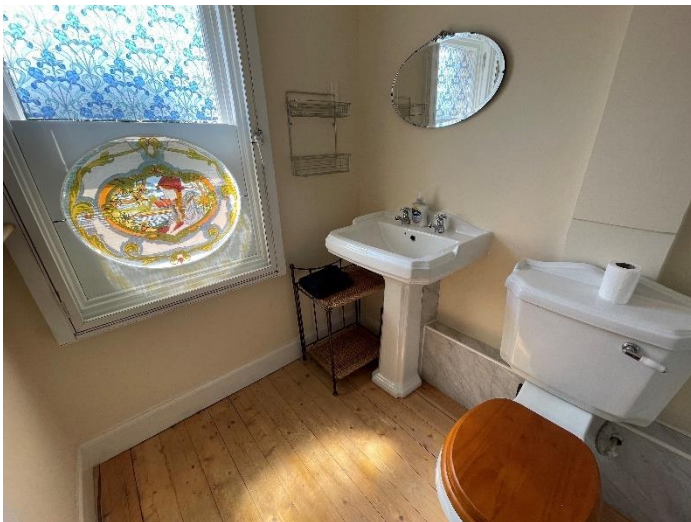
### **Bedroom 3 with en-suite – 8'9" (2.66m) extends to 14'5" (4.39m) x 13'2" (4.01m)**

Pendant light fitting with ornate painted ceiling rose, loft access, double radiator, 2 double power points, wood flooring with deep skirtings, sash and case window with secondary glazing and curtains pole with hanging curtains. Door with ornate stained glass overhead window to the en-suite.



### **En-Suite – 5'3" (1.59m) x 8'8" (2.64m)**

Shower room with a low-level W.C with tiled pipework. Pedestal wash hand basin with chrome taps, wall mounted mirror. Mains operated shower with wet wall finish and glass retractable shower screen doors. Sash and case window with a hand painted glass privacy screen. Ceiling light fitting and chrome accessories.



### **Staircase & Landing to 2<sup>nd</sup> floor**

Staircase with ballustrade and spindles with open wood flooring leads to the 2<sup>nd</sup> floor. Wall mounted light fitting, smoke alarm, fuse box, wood flooring and velux window to the front aspect.

**Attic Bedroom 4 – 10’11” (3.32m) x 14’1”(4.29m) max width plus combed ceiling**

Combed bedroom with a strip light fitting, double radiator, 2 double power sockets, dormor style window with roller blind to the front aspect. Wood floor.



**Attic Bedroom 5 – 10’9” (3.27m) x 13’1” (3.98m)**



Combed bedroom with a strip light fitting, double radiator, 3 double power sockets, dormor style window to the front aspect. Wood floor.

**Driveway & Garden**

Part tarmac and stone chip driveway leads onto the property and provides ample off road car parking. Secure gate for privacy. The side is retained within a wall and fence boundary. Stone built planter.

The garden has flower beds outside the kitchen door and then a large area to lawn at the side of the workshop. Patio for seating. Established flower beds, shrubs and trees to the remainder of the garden which is enclosed within a wall boundary with decorative pillars. Wrought iron fencing and secure gates to the side providing access to the lane.







**Workshop – 13’6” (4.11m) x 14’8” (4.47m)**

Timber door for access, concrete floor, breeze block wall and corrugated tin roof. Windows to the driveway and garden. Work bench to one side. Double socket and power connection. Open shelving.



**Stables – 12’7” (3.83m) x 16’3” (4.96m)**

Timber door for access, wooden partition, cobbled stone floor, window within a timber frame and ventilators to the front aspect. Timber partition floor to the attic storage. Ladder access. Power cable to the upper area. Further timber door at high level within the attic space and corrugated timber roof. Velux window to the garden.



Council Tax Band – Currently “E”

Note 1 –

All floor coverings, light fittings, appliances, blinds 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.

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.

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Please call 01309 696296 for an appointment