



48 Forbeshill, Forres, IV36 1JL



We are delighted to offer this 3 Bedroom Home located in the popular residential area of Forbeshill in Forres. The property is just a short walk to a bus stop which provides a local service to the Town centre and further afield. The Town provides a range of local retail shops and leisure facilities along with Primary and Secondary Schools. Accommodation comprises; Entrance Porch, Family Room, Hallway, Lounge Diner, Kitchen, Three Bedrooms and a Family Bathroom. Further benefits include Gas Central Heating, Double-Glazing, Off-Street Parking and Enclosed Garden.

Viewing is Recommended

EPC Band "D"

OFFERS OVER £160,000

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

Entrance to the property is through a secure wooden door with obscure glazed panel inserts, leading to the Entrance Porch.

Entrance Porch - 8'8" (2.64m) x 3'4" (1.01m)

Double Glazed windows to the front and side aspects. Light fitting to the ceiling. Wood effect vinyl to the floor. Wall mounted coat hooks. Wooden door with 6 panel glazed inserts, leading to the Family Room. Wood linings to the walls.

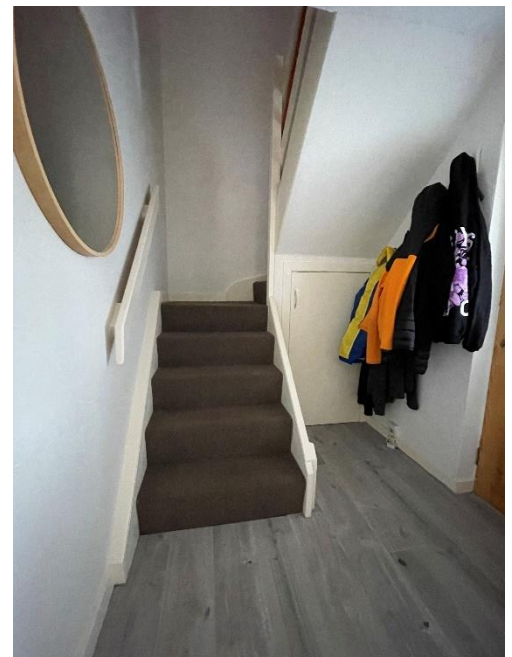


Family Room - 10'0" (3.05m) x 8'9" (2.66m)

This has been converted to a Family Room with double glazed window overlooking the side aspect and a further double-glazed window to the Entrance Porch. Three bulb ceiling light fitting. Laminate wood flooring. Various power points. Double radiator. Door with obscure glazed inserts leads to the Hallway.

Hallway - 5'11" (1.8m) x 6'0" (1.83m)

Hallway with pendant light fitting to the ceiling. Laminate wood to the floor. Wall mounted bell chime. Single power point. Single radiator. Wall mounted coat hooks. Stairs leading to upper accommodation with under stair storage cupboard which houses the fuse box. Door leading to the Lounge Diner.



Lounge Diner - 10'10" (3.3m) x 24'3" (7.39m)

Spacious Lounge with a large double-glazed window to the front aspect and a further double glazed window to the rear aspect, both with curtain pole and hanging curtains. Carpet to the floor. The ceiling is artexed, finished with coving. Three wall mounted light fittings and three bulb pendant light fitting to the ceiling, controlled by a dimmer switch. Ample space available for a dining table and chairs. Two double radiators. TV point and various power points. Closed fireplace with tiled hearth. Doors with obscure glazed panels leading to the Hallway and Kitchen.





Kitchen - 7'0" (2.13m) x 10'7" (3.22m)

Modern Kitchen with a range of base units, wall mounted cupboards with under unit lighting. Roll top work surface with matching upstand. Integrated appliances include a double oven, 4 ring gas hob, extractor fan and stainless-steel splash back to the walls. Stainless steel single sink with a chrome mixer tap and drainer. Space available for a fridge/freezer, dishwasher and washing machine. Various power points. Four halogen bulb light fitting to the ceiling. Vinyl to the floor. Single radiator. Double glazed window to the rear aspect. Double glazed door with obscure glazed panel leading out to the Rear Garden.



Stairs and Landing

Carpeted staircase leading to upper accommodation with wall mounted handrail. Pendant light fitting to the ceiling. Single power point. Loft access. Built in airing cupboard providing part shelved storage and house the heating control panel. Doors leading to the Bedrooms and Family Bathroom.

Bedroom 1 - 9'5" (2.88m) x 11'2" (3.4m)

Double Bedroom with double glazed window with a roller blind overlooks the front aspect. Pendant light fitting to the ceiling. Laminate wood to the floor. Single radiator. BT, TV and various power points. Built in double wardrobe providing part shelved and hanging storage, fronted by hanging curtains.



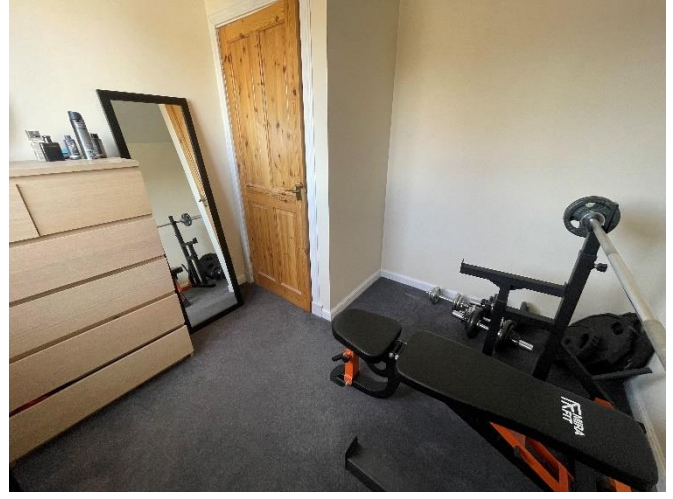
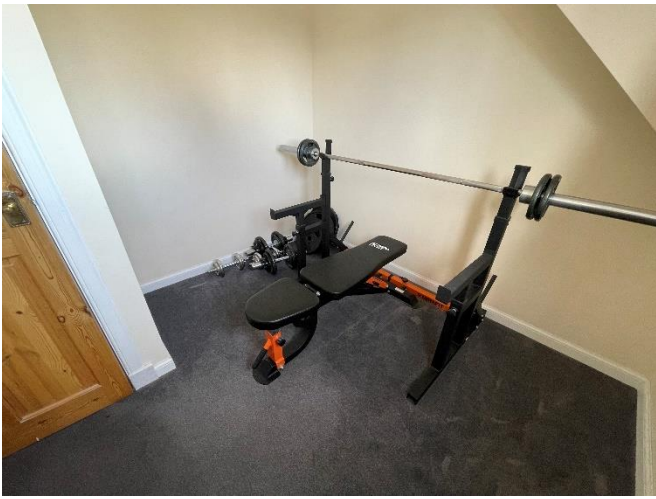
Bedroom 2 - 8'7" (2.61m) x 11'2" (3.4m)

Double Bedroom with double glazed window to the rear aspect with, roller blinds, curtain pole and hanging curtains. Pendant light fitting to the ceiling. Single radiator. Vinyl to the floor. Various power points. Double wardrobe offering hanging and shelved storage and fronted by hanging curtain.



Bedroom 3 - 9'2" (2.79m) x 8'9" (2.66m) (maximum measurement)

Bedroom with double glazed window to the front aspect with hanging curtains and curtain pole. Pendant light fitting to the ceiling. Single radiator. Double power point and TV point. Carpet to the floor.



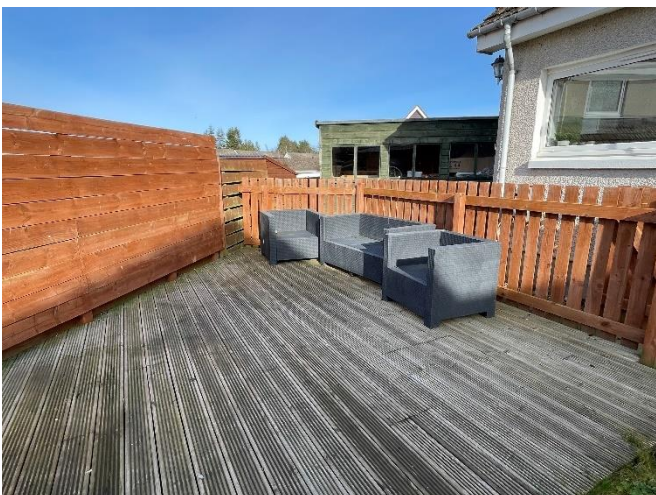
Family Bathroom - 8'2" (2.49m) x 5'2" (1.57m)

Bathroom with vanity low level WC, wash hand basin with a mixer tap, bath with overhead mains operated shower and mixer tap, wet wall finish to the walls and glass shower screen. Chrome heated towel rail. Ceramic tiling to the floor. Obscure double-glazed window to the rear aspect. Wet wall finish to the ceiling with recess halogen spotlights. Partial height tiling to the remainder walls.



Driveway, Front Garden and Rear Garden

The front garden is laid to stone chips and paved driveway allowing off street parking for two cars. The rear garden is easily maintained with grass and an area to decking. Enclosed by a fence boundary with secure gate to the side garden. Exterior lights to the front and rear of the property. External water and power supply. To the side of the property there is a large timber shed, ground laid to stone chips and a paved pathway with gate access leading to the front of the property.



Note 1

All floor coverings, integrated appliances, blinds and curtain poles are included in the sale.

Council Tax Band "C"

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
