



## **13 Yellowhammer Drive, Forres IV36 2NX**



We are delighted to offer this Newly built "Lauder styled" 3 Bedroom Detached House which is presented in excellent order and has quality upgrades throughout.

The property is located within the New Springfield Development to the South of Forres.

Accommodation comprises; Entrance Hallway, Lounge, Open Plan Kitchen/ Dining Area and Sunroom, Utility Room, Cloakroom, Master Double Bedroom with En-Suite Shower Room, 2 further Bedrooms and a Family Bathroom. Integral Garage, Lock Block Driveway with electric car charging port, Front and Enclosed Rear Garden, Gas Air Source Central Heating and uPVC Double Glazing.

An Internal Viewing is Strongly Recommended.

EPC Rating Band "C"

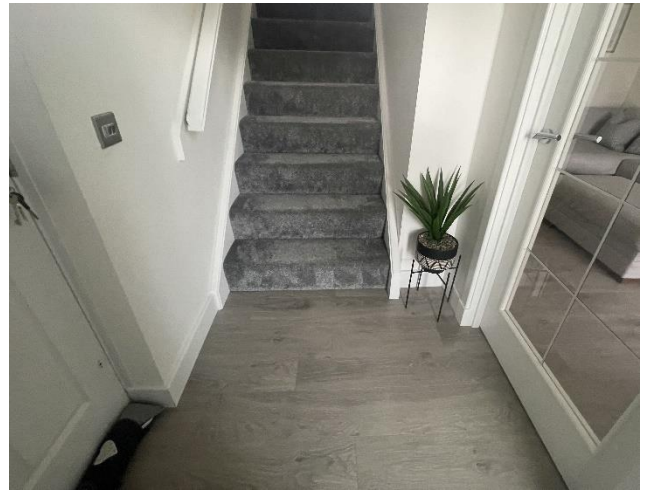
### **OFFERS OVER £280,000**

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

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**Entrance Hallway - 6'2" (1.87m) x 4'4" (1.31m)**

Entrance to the property is via a secure front door with a security spy hole and obscure glass panel insert with further obscure glass side window. Pendant light fitting, smoke alarm, wood effect laminate flooring, single radiator and control panel for central heating. Glass panel door to the lounge and secure fire door to the garage.



**Lounge - 12'5" (3.78m) x 11'10" (3.6m)**

Modern living space with a pendant light fitting, TV, BT and various power points, Laminate wood flooring throughout. uPVC double glazed window with venetian blinds, curtain pole and hanging curtains, overlooks the front aspect.



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### **Dining Kitchen – 18'0" (5.49m) x 9'11" (3.02m)**

Beautiful Dining Kitchen finished with modern gloss fronted cupboards and base units with a quartz work top and matching upstand with recessed sink and mixer tap. Integrated appliances include a fridge/freezer, dishwasher, eye level oven and microwave. 4 ring gas hob with stainless steel chimney style extractor and glass splash back to the wall. Recessed halogen spotlights to the ceiling, heat detector, various power points, uPVC window with horizontal blinds overlooks the rear garden. The dining area provides a lovely space for a dining table and chairs. 3 bulb pendant light fitting, double radiator and laminate wood flooring. Door to the understairs cupboard and to the utility room. Open plan to the sunroom.

Understairs cupboard has a wall mounted light fitting, coat hooks and BT and double power point.



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### **Sunroom – 9'3" (2.81m) x 12'0" (3.66m)**

Pendant light fitting, double radiator, BT, TV and various power points. uPVC double glazed windows with roman blinds overlooks the garden. Large French patio doors with hanging curtains leads onto the decking.



### **Utility Room - 5'9" (1.75m) x 6'0" (1.83m)**

Practical utility room wall mounted cupboards and base units with a roll top work surface and upstand. Stainless steel sink with chrome mixer tap and drainer. Integrated washing machine and space for a tumble dryer. Various power points, uPVC window with venetian blinds overlooks the rear aspect. Double radiator, pendant light fitting, laminate wood flooring and an extractor fan. Door to the cloakroom and secure door with obscure glass to the side garden.





**Cloakroom - 7'0" (2.13m) x 3'8" (6.11m)**

Wall mounted sink with chrome mixer tap, large wall mounted mirror, W.C, chrome heated towel rail, 2 recess halogen spotlights, extractor fan, vinyl floor and an obscure uPVC double glazed window overlooks the side aspect.

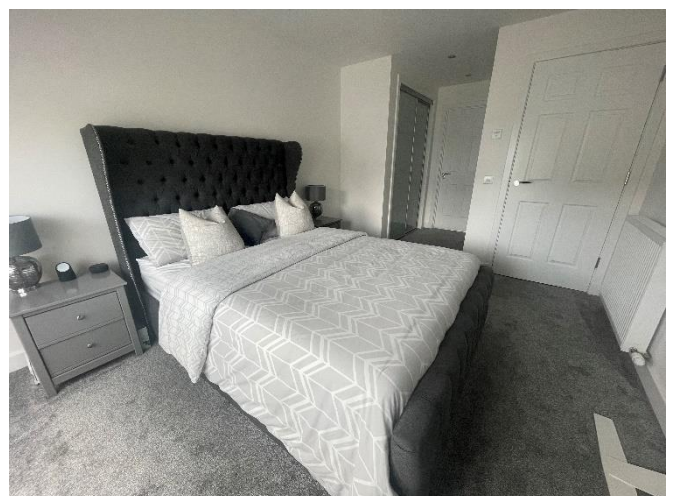
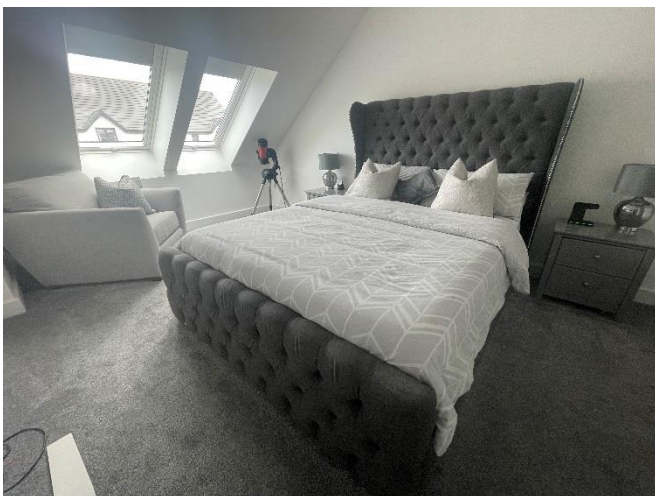
**Staircase & Landing**

Carpeted staircase with white painted balustrade and spindles on the landing. Single pendant light fitting, smoke alarm and loft access. Single radiator and double power point. Built-in cupboard which houses the mega flow tank and has built in shelving for storage. Doors lead to the Bedrooms and Family Bathroom.



**Master Bedroom with En-Suite Shower Room - 15'6" (4.72m) x 10'3" (3.12m) plus corridor 5'11" (1.8m) x 3'7" (1.08m)**

Double bedroom with single pendant light fitting, carpet to the floor, double radiator, TV, BT and various double points. Two double glazed velux windows with blackout blinds overlooks the front aspect. Corridor within the room to the en-suite shower room. Two recess halogen spotlights to the ceiling, double power point and access to the built-in double wardrobe which offers part shelf and hanging storage, fronted by opaque sliding doors.



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**En-Suite - 5'6" (1.67m) x 5'9" (1.75m) plus the shower.**

En-suite with a vanity unit which incorporates a floating W.C with concealed cistern and wash hand basin with chrome mixer tap. Walk-in shower enclosure with mains operated shower, shower tray, glass shower screen doors and tiled walls throughout. Mid height tiling to the remainder walls, wall mounted full size mirror, shaver point, white heated towel rail, double radiator, recessed halogen spotlights to the ceiling, extractor fan and vinyl flooring. uPVC obscure double-glazed window to the rear aspect.



**Bedroom 2 - 11'0" (3.35m) x 11'2" (3.4m)**

Double bedroom with single pendant light fitting, carpet to the floor, double radiator, TV and various power points. Built-in walk-in styled double wardrobe fronted by opaque sliding doors offers part shelf and hanging storage. uPVC double glazed window with black out roller blind overlooks the front aspect.



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### **Bedroom 3 - 7'1" (2.15m) x 10'1" (3.07m)**

Bedroom with single pendant light fitting, carpet to the floor, single radiator, TV and various power sockets. Built-in double wardrobe fronted by opaque sliding doors offers part shelf and hanging storage. uPVC double glazed window with black out roller blind, overlooks the rear aspect.



### **Family Bathroom**

Floating vanity unit incorporating the wash hand basin with chrome mixer tap and floating W.C with concealed cistern. Tiled splash back, shelf and large wall mounted mirror. Shaver point. Bath with chrome mixer tap and wall mounted mains shower with retractable glass shower screen and full height tiling to the walls. Mid height tiling to the remainder walls. White heated towel rail, tile effect vinyl to the floor, recessed halogen spotlights to the ceiling and an extractor fan. Obscure uPVC double glazed window overlooks the rear aspect.



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### **Driveway & Integral Garage - 10'0" (3.05m) x 19'9" (6.01m)**

Loc Block driveway to provide off road car parking for two vehicles.

The garage has an Up and over door to the front with an integral service door. Pre-lined walls and ceiling, Light and various power points. Daiken boiler and fuse box.

### **Front & Rear Garden**

The front of the property is mainly laid to lawn with low level hedge. A loc block pathway leads to the front door where there is an outside light and canopy. Paved pathway leads around to the side where there is a secure gate providing access to the rear garden. The rear garden is of low maintenance and enclosed within a fence boundary. A paved patio located outside the kitchen/diner for outside dining, the remainder is lawn with slab pathway to the rotary dryer. Timber shed to one corner and outside tap.







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Note 1

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

Curtains available by separate negotiation.

Council Tax Band Currently E

Directions:

From Forres Town Centre take the Grantown Road heading South of Forres. At the Set of Traffic Lights outside the Health Centre turn left towards Dallus Dhu Distillery. Follow Mannachie Road to the top of the hill and turn right onto Yellowhammer Drive.

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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.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

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