



11 Whiterow Drive, FORRES

Moray IV36 2SA



We are delighted to offer this fabulous 3 Bedroom Family Home, situated in the sought after, residential area in town, Knockomie Meadows and built by local respected builder, Springfield Properties

Forres provides all the local amenities including Supermarkets, Medical Centre, Dentist, Shops, Leisure Facilities, Primary and Secondary Schools, 18 hole Golf Course and Award Winning Parks.

The property is very well presented and in superb order, accommodation comprises; Entrance Hallway, Lounge, Kitchen with Dining Area, Sun Room, Utility Room and Cloakroom on the ground level. The 1st floor accommodation comprises; 3 Double Bedrooms and a Family Bathroom. Further benefits include Integral Garage, Driveway, Front and Rear Gardens, Double Glazing and Gas Central Heating.

An Internal Viewing Is Strongly Recommended.

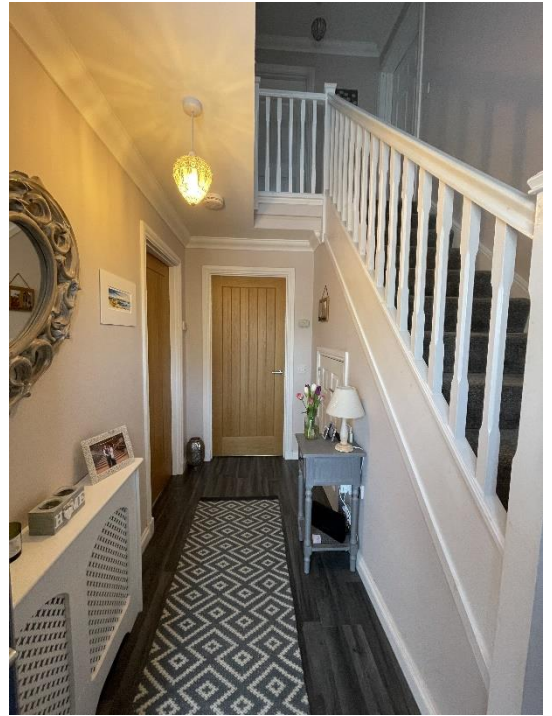
EPC Rating C

FIXED PRICE £255,000

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

Entrance Hallway - 11'8"(3.55m) x 4'6"(1.36m)

Entrance to the property is through a secure door with security spy hole. The Hallway provides access to the Lounge, Dining Kitchen and Stairs lead to upper accommodation. Carpe to the floor. Single pendant light fitting, smoke alarm and coving to the ceiling. Wall mounted bell chime. Single radiator. Double power socket. Wall mounted carbon monoxide detector and heating control. Under stair cupboard providing storage space and houses the consumer units.



Lounge - 11'5"(3.447m) x 12'7"(3.83m)

Nicely presented Lounge with windows to the front aspect with Roman blinds. Carpet to the floor. Multi bulb light fitting and coving to the ceiling. BT, TV and various power points. Single radiator.



Kitchen with Dining Area - 10'5" (3.17m) x 20'7" (6.28m)

Superb Kitchen which is open plan to the Dining Area and Sun Room. The Kitchen has a range of base units, wall mounted cupboards and display cupboards with under unit lighting. Integrated appliances include an AEG single oven, 4 ring gas hob, fridge and dishwasher. Breakfast bar for informal dining. TV, BT and various power points. Work surface and composite sink, drainer and mixer tap. Tile effect laminate throughout. Window overlooking the Garden with venetian blinds. 6 recessed spot lights to the ceiling and multi bulb light fitting over the dining area. Ample space available for a large dining table and chairs. Archway leading to the Sun Room and door leading to the Utility Room, which then gives access to the Cloakroom.



Sun Room - 13'5"(4.08m) x 8'11"(2.72m)

Beautiful Sun Room overlooking the Rear Garden with double patio doors leading out to the patio seating area. Tile effect laminate to the floor. Various power points. Single pendant light fitting to the floor.



Cloakroom - 6'4"(1.92m) x 7'5"(2.25m)

Cloakroom with low level WC with concealed cistern and wash hand basin with mixer tap within a vanity unit, providing storage space and a ceramic tiled splash back. Tile effect laminate to the floor. Single light fitting, xpelair and coving to the ceiling. Wall mounted chrome heated towel rail. Chrome accessories.





Utility Room - 6'0"(1.83m) x 4'11"(1.49m) extending to 8'4"(2.54m)

Large Utility Room with 2 base units, work surface, stainless steel sink, drainer and mixer tap. Space available for a washing machine and tumble drier. Various power points. Tile effect laminate to the floor. Window overlooking the rear aspect with Roman blind. Two single light fitting, coving and smoke alarm to the ceiling. Single radiator. Built in cupboard housing the wall mounted boiler, provides storage and light fitting. Doors leading to the Cloakroom and Garage. Secure door leading to the Garden.

Stairs and Landing

Carpeted staircase leading to upper accommodation with hand rail and balustrades. Single pendant light fitting and smoke alarm to the ceiling. Loft access. Single radiator. Built in cupboard providing storage space. Access to Bedrooms and Family Bathroom.

Master Bedroom - 11'5"(3.47m) x 15'11"(4.85m)

Light and airy double Bedroom with two velux windows to the front aspect. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Single radiator. TV, BT and various power points. Double wardrobe, fronted by sliding mirror doors and offers ample hanging and shelved storage.



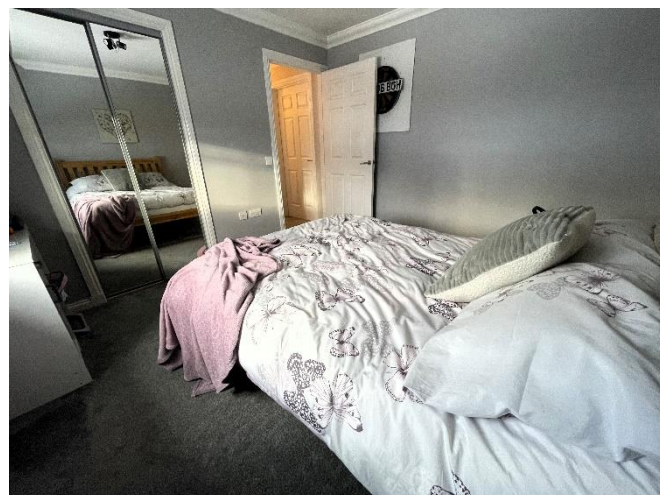
Bedroom 2 - 11'7"(3.52m) x 10'8"(3.25m)

Double Bedroom with window to the rear aspect with roller blind. Three bulb light fitting and coving to the ceiling. Carpet to the floor. BT, TV and various power points. Single radiator. Double wardrobe, fronted by mirror doors, offering hanging and shelved storage.



Bedroom 3 - 12'0"(3.66m) x 10'3"(3.12m) (plus door recess)

Double Bedroom with window to the front aspect with Roman blind. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Single radiator. TV, BT and various power points. Double wardrobe, fronted by mirrored doors provides hanging and shelved storage.



Family Bathroom - 7'11"(2.4m) x 6'9"(2.04m)

Family Bathroom with three piece suite comprising of a low level WC, bath with overhead mains shower & shower screen and pedestal wash hand basin. Velux window to the rear aspect. Ceramic tiling to the walls and floor. Wall mounted chrome heated towel rail. Wall mounted mirror. Xpleair to the ceiling.



Integral Garage

Access to the Garage from the Utility Room and also has an up and over door to the front.

Driveway & Gardens

Loc bloc driveway allowing off street parking for several cars. The front garden is laid to grass with a pathway leading to the rear garden with gate access. The rear garden is enclosed by a fence boundary, mainly laid to grass with a patio seating area and a raised decked area.

Council Tax Band Currently E

Note 1

All integrated appliances, floor coverings and light fittings 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.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment
