



21 Kingsway
Forres
IV36 1QE



We are delighted to offer this 2 Bedroom End-Terraced House located in a residential area close to Forres High Street.

The property is well-positioned for walking access to the High Street with all its amenities, Local Primary & Secondary Schools, Tennis courts, award winning Parks and Local Health Centre.

Accommodation comprises; entrance Hallway, Lounge, Kitchen/Diner, 2 double Bedrooms and Bathroom. Enclosed front garden and large rear garden with timber shed. Further benefits include Gas Central Heating, Double Glazing and on road car parking.

An internal viewing is strongly recommended.

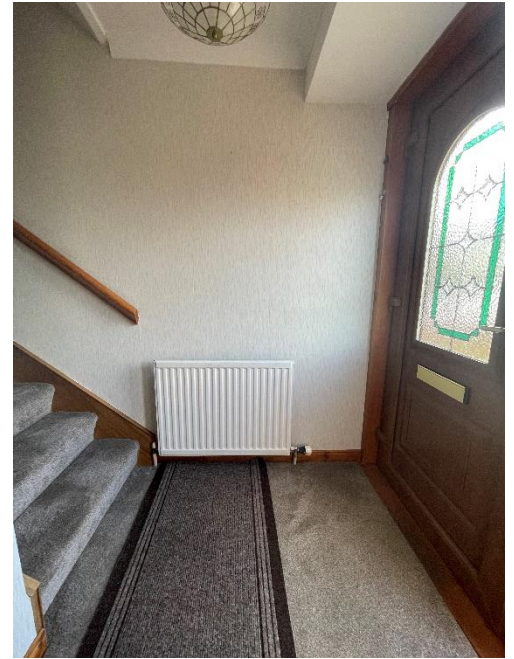
EPC Rating Band "E"

OFFERS OVER £115,000

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

Entrance Hallway – 4'6" (1.36m) x 4'9" (1.43m)

Entrance to the property is through a uPVC door with obscure stained-glass panel insert and obscure glazed side window. Pendant light fitting, papered ceiling finished with coving, smoke alarm, BT point and single power point. Single radiator and carpet to the floor. Staircase leads to the 1st floor accommodation and a door to the lounge.



Lounge – 12'0" (3.66m) x 15'11" (4.85m) max measurement

3 bulb ceiling light fitting, papered ceiling finished with coving, smoke alarm, single radiator, TV and various power points. Carpet to the floor. Focal point of the room is a gas fire with wood surround marble insert and hearth. uPVC double glazed window with vertical blinds, curtain pole and hanging curtains to the front aspect. Door to the kitchen.





Kitchen/Diner – 15'4" (4.67m) x 7'5" (2.25m)

Fitted kitchen with a range of wall mounted cupboards and glass display cabinets, base units with a roll top work surface and complimented by ceramic tiled splash back to the walls. Integrated appliances include an under counter double oven, electric hob with stainless steel chimney style extractor hood and stainless-steel splash back. Dishwasher and 1 ½ sink with mixer tap and drainer. Space for a washing machine and fridge/freezer. 4 halogen strip light fitting, papered ceiling finished with coving, various double power points, vinyl to the floor, uPVC double glazed window with vertical blinds to the rear aspect. Dining area with a further 3 bulb ceiling light fitting, hat detector, Built-in cupboard which houses the fuse box and for storage. Secure uPVC door leads to the garden.





Staircase & Landing

Carpeted staircase with wooden handrails leads to the 1st floor accommodation. The landing has a pendant light fitting, papered ceiling finished with coving, smoke alarm, single power point and carpet to the floor. Doors lead to 2 bedroom and a shower room.

Bedroom 1 – 11'5" (3.47m) x 10'6" (3.2m) max measurements

Double bedroom with a pendant light fitting, papered ceiling finished with coving, loft access, single radiator, double and single power point and carpet to the floor. Large double wardrobe fronted by mirror sliding doors provides part shelf and hanging storage. Further cupboard with louvre fronted door houses the boiler and control panels. Third double wardrobe fronted by wooden louvre doors has shelving and is commonly used as an airing cupboard. uPVC double glazed window overlooks the front aspect.



Bedroom 2- 9'2" (2.79m) x 12'1" (3.68m) incl wardrobe recess

Double bedroom with a pendant light fitting, papered ceiling finished with coving, single radiator, double power point and carpet to the floor. Built-in wardrobe fronted by mirror sliding doors providing part shelf and hanging storage. uPVC double glazed window with vertical blinds and hanging curtains to the rear aspect.



Bathroom – 5'9" (1.75m) x 7'4" (2.23m)

W.C, pedestal wash hand basin with chrome mixer tap and wall mounted mirror. Shower bath with chrome taps, Mira sport electric shower and glass screen. Full height brick effect tiling to the shower walls, toilet and sink. Tiled flooring, chrome accessories, single radiator, wood linings to the ceiling, single light fitting. Obscure uPVC double glazed window with roller blind to the rear aspect.



Front and Rear Garden

The front of the property has a shared stepped access with handrails leading to the front door. The garden to the front is enclosed within a wall boundary with decorative patio stones and secure small gate. The rear garden is of low maintenance with areas to paved patio and stone chips, rotary dryer and outside tap. The garden is enclosed within a wall and fence boundary with side timber gate for access. Large timber shed to the rear of the garden for storage. Stepped access with handrails to the kitchen.



Council Tax Band Currently "A"

Note 1 –

All floor coverings, light fittings, blinds and curtains. Integrated appliances and timber shed 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.