



Spinningdale, North Road

FORRES IV36 1AP



Fantastic opportunity to acquire this fabulous traditional stone built 2 Bedroom House with a further 2 attic rooms. The property is well presented and retains many original features including cornicing and fireplaces.

The house is ideally situated close to the Town Centre of Forres and all of its amenities; including schools, bakers, butchers, supermarkets, leisure facilities and parks.

Accommodation comprises; Entrance Porch, Hallway, Lounge with stove, Dining Kitchen with open fire, Utility Room, Shower room, Master Bedroom with En-Suite, 2nd Double Bedroom and two Attic Rooms. This property benefits further from Gas Central Heating, uPVC Double Glazing, Driveway, Timber Shed, Greenhouse, Log Cabin, Garden Room/ Home Office and established Gardens.

EPC Rating 'E'

OFFERS OVER £275,000

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

Entrance to the property is via uPVC door with half glass upper insert.

Entrance Vestibule -10'8" (3.25m) x 5'2" (1.57m)

Recently refurbished vestibule with new uPVC double glazed windows to the front aspect. Wood flooring, half height wood panelling, double power point and 2 light fittings to the ceiling. A uPVC multi-panel double glazed door leads to the hallway.



Hallway – 9'2" (2.79m) x 3'9" (1.13m)

5 bulb strip light fitting to the ceiling, smoke alarm, tiled flooring, double radiator, wall mounted thermostat control, door to the cellar under the stairs which offers further storage with a light fitting. Full Fibre and double power point. A staircase leads to the upper accommodation and doors lead to the Lounge, Bathroom and Kitchen.

Shower room – 9'2" (2.79m) x 5'11" (1.8m)

Modern fitted shower room with a vanity sink with chrome mixer tap and low-level W.C with part tiled splash back to the walls. Walk-in shower enclosure with large rain shower head and further showering attachment, wet wall and retractable shower screen doors. Built-in cupboard with partial shelving for storage. 3 bulb ceiling light fitting, extractor fan, shaver mirror and chrome accessories. Click nonslip waterproof flooring, chrome heated towel rail and obscure uPVC double glazed window with venetian blinds to the side aspect.



Lounge – 14'10" (4.52m) x 14'8" (4.47m)

Spacious room with a pendant light fitting and ornate covered ceiling, exposed original wood flooring, uPVC double glazed windows with curtain poles and venetian blinds which overlook the side and front aspect. Recessed alcove with glass and open shelving, large radiator, TV and various power points. Focal point of the room is a fireplace with a wood burner, cast iron and ornate tiled insert, tiled hearth and wood surround.



Dining Kitchen – 14'4" (4.37m) x 15'2" (4.62m)

A practical kitchen with a range of wall mounted cupboards and display cabinets, base units with a work top and complimented by tiled splash back. Space for a large Range Master oven with overhead built-in chimney style extractor hood with a decorative glass splash back, fridge/freezer and dishwasher. Centre island with 1 ½ stainless steel sink and drainer with a good range of storage cupboards below. 6 bulb ceiling light fitting, coved ceiling, tiled flooring, uPVC double glazed window with fitted blinds overlooks the front aspect. Radiator. Various power points. An open fireplace with a wood surround and mantle, cast iron insert and tiled hearth provides a lovely focal point. A recessed alcove provides shelved and cupboard storage. TV Aerial. A door leads to the Utility Space.

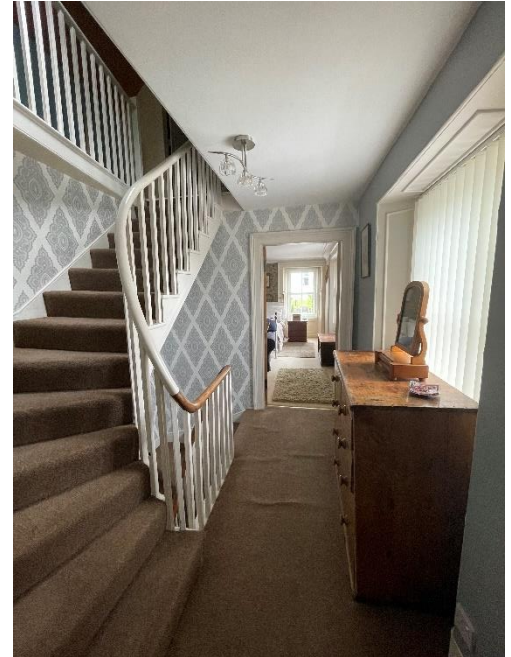


Utility – 11'1" (3.37m) x 7'4" (2.23m) plus the door recess

Practical utility with plumbing for a washing machine. Tiled flooring, two bulb ceiling light fitting, small double radiator. A uPVC double glazed window overlooks the rear aspect with a door leading to the side of the property. Combi-boiler and wall mounted thermostat control panel, 2 double power points, long wall mounted shelf and built-in storage cupboards.

Staircase & Landing – 8'10" (2.69m) x 3'5" (1.01m)

A carpeted staircase leads to the 1st floor accommodation. The landing has 3 bulb strip light fitting, carpet to the floor, single power point, uPVC double glazed window with fitted blinds which overlooks the front aspect. Doors leads to the Master Bedroom and Bedroom 2. A further staircase leads to the Attic bedrooms.



Master Bedroom 1 – 14'11" (4.55m) x 14'8" (4.47m)

Large double bedroom with a 3 bulb pendant light fitting operated on a dimmer switch, ornate coved ceiling, large radiator, uPVC double glazed windows overlook the front and side aspect with vertical hanging blinds. Various power points, TV point, carpet to the floor, built in storage cupboard offering part shelving. A door leads to the en-suite bathroom.



En-Suite Bathroom– 9'0" (2.74m) x 6'4" (1.92m)

4 piece suite comprising of a low level W.C, pedestal wash hand basin with a chrome mixer tap, freestanding bath with a chrome mixer tap and shower attachment. A corner shower cubicle with a shower tray, mains operated shower and glass shower screen and finished with tiled walls and floor. Partial tiling to the walls, chrome accessories, glass shelf and wall mounted mirror, uPVC obscure double-glazed window overlooks the side aspect. Ceiling light fitting and coving.

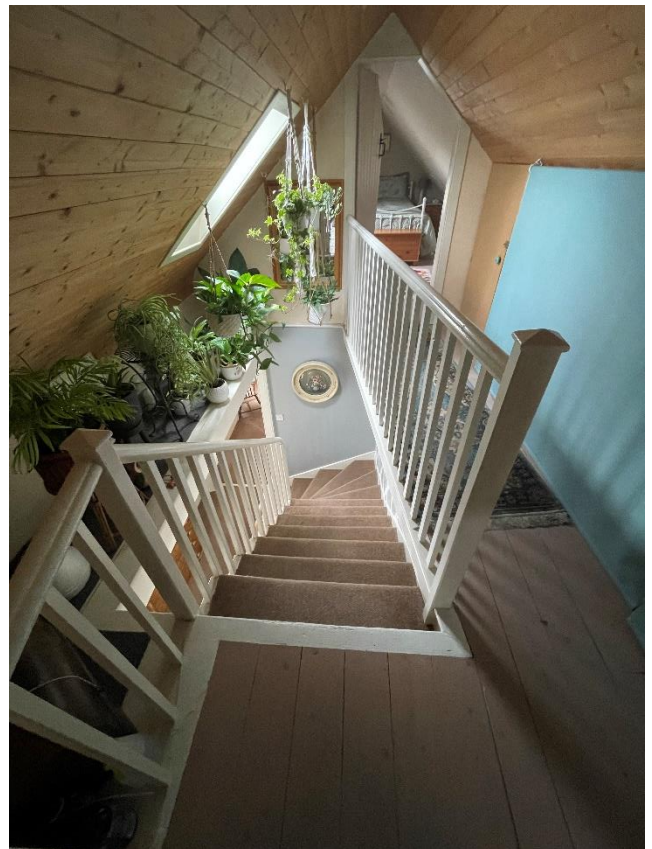
Bedroom 2 – 14'11" (4.55m) x 10 (3.05m) plus door recess 5'3" (1.59m)

Large double room with uPVC double glazed windows overlook the front and rear aspect, both with vertical hanging blinds. Carpet to the floor, coved ceiling, large double radiator, walk-in wardrobe fronted by oak finished doors with strip light fitting, carpet to the floor offering shelf and hanging storage. (4'7" (1.38m) x 10'1" (3.07m) A fireplace with cast iron surround and marble hearth forms part of the main gable end. (currently not in use)



Staircase and Landing to Attic Rooms

A further carpeted staircase with a wooden balustrade and spindles leads to the attic rooms. A velux window overlooks the front aspect, carpeted shelf, wood linings to the ceiling, painted wood flooring, built-in storage cupboards with roller blinds and further cupboard for storage. Doors lead to the bedrooms.



Attic Room 1

Wood flooring, small uPVC double glazed window overlooks the side aspect, pendant light fitting, small double radiator and power.



Attic Room 2

Attic bedroom with a pendant light fitting, small uPVC double glazed window overlooks the rear aspect with a further fixed uPVC double glazed velux window to the front aspect. Small double radiator, two double power points and wood flooring.

Driveway and Gardens

The front of the property is open plan offering off-road car parking on a stone chip driveway. There is partial wrought iron fencing surrounding the side and a timber wood store with corrugated roof for storage. Paved pathway leads to a secure timber gate which provides access to the rear garden.



The rear garden commences with a paved area which gives access to the utility room. There is a large timber shed here for storage and has plumbing for a washing machine, power and lighting. The rear garden is tiered, and the upper part is enclosed within a secure gated fence and has a section to the right with an area to stone chip and a large greenhouse. To the left there is a raised decking with a timber clad Log Cabin providing elevated views to the east. Below this is a large area to storage. Moving down the garden there are decorative steps and an area to lawn leading to the 2nd tier where a further area to raised decking provides a lovely informal and hidden bbq area with access to the garden room/home office. On the decking there is a further timber storage shed and privacy hedge with established plants along the perimeter. The lower part of the garden is mainly laid to lawn with trees to one side of the garden which opens onto a lawn and designated rotary dryer, with the other half of the garden providing an area to decking and a garden room/home office. The rear garden enjoys sunshine through to the late evening.





Log Cabin – 11'6" (3.53m) x 9'7" (2.95m)

Lovely outdoor family room with secure timber French doors which open onto the raised decking and verandah enjoying the views. Further double windows with roller blinds overlook the side aspects. TV, Satellite, WIFI and power sockets operated on a separate fuse. Carpet to the floor.



Garden Room / Home Office – 12'11" (3.94m) x 10'5" (3.17m)

A further outside room which has two sets of French doors with vertical hanging blinds which open onto the decking. Pendant light fitting operated on a dimmer switch, exposed wood flooring, various power points, Tv point and WIFI.



Note 1 –

All floor coverings, blinds and light fittings are included in the sale. (except Chandeliers in Lounge, master bedroom and summer house which are not included)

Note 2 –

The kitchen appliances to be left will include the rangemaster oven and extractor hood and dishwasher.

Note 3 –

The curtain poles, curtains, fridge/freezer and washing machine are not included.

Council Tax band “D”

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

