



St Leonards Road, Forres Offers Over £525,000

We are delighted to be offering Hillside, a fabulous detached family home located in a desirable & sought after area of Forres.

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, all within walking distance.

Nicely presented and comprehensively refurbished accommodation, benefitting from the most attractive wood, bringing such charm with original period features, high ceilings and deep skirtings. Accommodation comprising, Ground Floor; Vestibule, Hallway, Entrance Hallway, Lounge, Family Room, Sitting Room, Conservatory, Dining Kitchen, Sun Room, Rear Vestibule, Pantry, Utility Room/Boot Room.

1st Floor; Master Bedroom with En-Suite Bathroom, 3 Further Double Bedrooms, Study and Family Bathroom.

Further benefits include Gas Central Heating, Multi Fuel Burners, Large Garden, Off Street Parking and Stables.

EPC Rating Band "D"



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- Fabulous Family Home
 - Spacious Accommodation
 - Viewing is Strongly Recommended
 - In Desirable and Sought After Area
 - Garden and Driveway

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Entrance to the property is through secure wooden double doors.

Vestibule - 10'9" x 5'5" (plus door recess)

Vestibule with window to the side aspect. Wood flooring with recessed mat well. Consumer units within a small concealed cupboard. Door with decorative glazed panels leading to the Entrance Hallway, with decorative glazed panels to either side.

Entrance Hallway - 21'1" x 9'6"

Impressive Entrance Hallway providing access to the Lounge, Sitting Room, Family Room, Shower Room, Rear Hallway and Stairs to upper accommodation. Nine bulb light fitting and one wall mounted light fitting. Various power points and BT point. Maple wood flooring. Double radiator.

Lounge - 21'5" x 14'9" (including bay window)

Light and spacious Lounge with large bay window to the front aspect with decorative shutters. Feature ornate, floral corning and decorative sculptured floral mouldings to the walls. Focal point of the room is a gas flame effect fire with wooden surround, mantel and ceramic tiled inset and hearth. An alcove on either side of the fire. Carpet to the floor. Various power points.

Shower Room - 4'9" x 14'8" plus the window recess.

Modernised Shower Room with low level WC, wash hand basin, wall mounted with chrome towel rail and shower enclosure with overhead electric shower, finished with ceramic tiling to the walls. Chrome heated towel rail. Three recessed spot lights and two xpelairs to the ceiling. Small window with obscure glass to the rear aspect. Half height painted wood linings. Ceramic Victorian style tiling to the floor.

Family Room - 14'7" x 20'10"

Bright Family Room with large windows overlooking the decking area to the side of the property. Focal point of the room is a wood burner situated within a stone surround, wooden mantel and slate hearth. Two single pendant light fittings and coving to the ceiling. Maple wood flooring. Various power points and BT points. Double radiator. Alcove featuring storage space. Stairs leading to access to the decking.

Sitting Room - 18'1" x 15'7"

Nicely presented Lounge with windows overlooking the front aspect, with decorative shutters. 3 bulb light fitting and ornate thistle corning to the ceiling. Focal point of the room is a double sided multi fuel burner with slate hearth, wooden surround and mantel. Various power points. BT and TV points. Carpet to the floor. Feature alcoves and decorative sculptured feature walls. Door leading to the Sun Room with glazed panels.

Sun Room - 12'2" x 16'1" plus door recess.

Sun Room with painted wooden flooring and painted linings to the ceiling. Focal point of the room is an exposed stone wall with picture light, double sided multi fuel burner with slate hearth. Painted

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wooden flooring. Various power points and BT point. Door leading to the Garden and door leading to the Dining Kitchen.

Dining Kitchen - 20'0" x 14'4" plus 3'0" x 14'2 (Rear Hallway)

Unique & modern Kitchen Diner with a range of base units, complimented by junker work surface and ceramic tiling to the walls. Island with worktop overhang providing a breakfast bar for informal dining and also offer storage space. Double Belfast sink with mixer tap. Integrated appliances include a single electric oven and 4 ring induction hob. Oil driven Aga stove with 3 wall mounted down lighters above. Space available for a fridge freezer. Seven recessed lights, 2 single pendant light fittings and painted wood linings the ceiling. Lime stone tiling to the floor. Various power points. Ample space available for a large dining room table and chairs. High level windows giving natural light. Multi panel glazed door leading to the Sun Room, patio sliding doors giving access to the Garden and a multi panel glazed door leading to the Rear Vestibule. The Rear Hallway from the Kitchen gives access to the Pantry and Utility/Boot Room

Rear Vestibule - 11'2" x 4'2"

The vestibule gives access to the Kitchen from the side of the property. Window to the side aspect with Roman blind. Slate flooring. Belfast sink with mixer tap. 2 down lighters and painted wood lining to the ceiling. Single power point. Lime stone flooring with recessed mat well.

Pantry - 5'5" x 12'0"

Door with glazed panel leading to the useful pantry which offers ample shelved storage. Space available for a fridge and freezer. Single light fitting to the ceiling. Various power points. Ceramic tiling to the floor. Access to the Utility Room.

Utility/Boot Room - 25'2" x 7'11"

Large Utility & Boot Room providing adequate space for accommodating general utility necessities and outdoor paraphernalia. Base units and wall mounted cupboards, complimented by a roll top work surface. Stainless sink, drainer and mixer tap. Space available for a washing machine. Ceramic tiling to the floor. Wall mounted coat hooks. Pulley clothes airer. Double radiator and various power points. Two ceiling windows and strip lighting. Wall mounted consumer units and wall mounted gas fired boiler. Walk in to a further storage cupboard with light fitting and offers further storage space.

Stairs

Characteristic stair case with the most beautiful ornate oak handrail with decorative inset and carpet runner. Window seat with pine curtain pole. Picture light. Mid landing provides access to Bedroom 4 with further stairs leading to further accommodation, Master Bedroom with En-Suite, two further double Bedrooms, Study and Family Bathroom. Nice feature of a glazed panel exposing the rafters and creating natural light to the landing. Single radiator.

Bedroom 4 - 9'10" x 12'11" (maximum measurement)

Double Bedroom with window to the side aspect. Single pendant light fitting to the ceiling. Carpet to the floor. Single radiator.

St Leonards Road, Forres

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Master Bedroom and En-Suite Bathroom

Bedroom - 18'2" x 15'8"

Pleasant Double Bedroom with windows to the front aspect with chrome curtain pole. Two alcoves with storage cupboards. Single pendant light fitting and coving to the ceiling. Two wall mounted light fittings. Various power points. Carpet to the floor. Built in cupboard with hanging and shelved storage. Double radiator.

En-Suite - 6'3" x 5.4"

Bathroom with low level WC, pedestal wash hand basin and bath with shower attachment and concertina shower screen. Single pendant light fitting and xpelair to the ceiling. Ceramic tiling to the walls and ceiling. Chrome accessories. Wall mounted mirror and medicine cabinet with down lighters. Wall mounted dimplex heater.

Study - 9'6" x 7'6"

Window to the front aspect. Single pendant light fitting. Original wood flooring. Single radiator. Various power points.

Bedroom 2 - 14'10" x 15'0"

Airy and spacious double Bedroom with window to the front aspect with brass curtain pole. Single light fitting. Various power points. Carpet to the floor. Alcove with storage cupboard below. Single radiator and various power points.

Bedroom 3 - 14'8" x 12'5"

Nicely presented double Bedroom with window to the side aspect with curtain pole. Single light fitting and coving to the ceiling. Carpet to the floor. Alcove with storage cupboard. Various power points. Single radiator. Two wall mounted light fittings.

Family Bathroom - 10'7" x 14'6"

Fabulous Family Bathroom with low level WC, free standing bath, pedestal wash hand basin and large shower enclosure with overhead mains shower with rain shower and shower attachment. Ceramic tiling to the walls. Two windows overlooking the side aspect with Roman blinds. 5 bulb light fitting to the ceiling. Ceramic Victorian style tiling to the floor. Wall mounted chrome heated towel rail. Under floor heating with wall mounted heating control. Loft access.

Driveway & Garden

Driveway with ample off street car parking, car parking space off the Driveway and further parking at the top of the driveway for several cars.

Gate access from St Leonards Road with steps leading up to the gardens of Hillside, which has a private woodland back drop, are a mix of lawn, flower beds, raised flower & vegetable beds with stone chipped paths between. A manicured area to the side of the property, which has been recently developed with a tiered area laid to lawn, a composite decked seating area with dry stone wall, larch fencing and stone built bbq. There are a variety of fruit trees. Two wood sheds. Through

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the garden, there is a path with gate access to Cluny Hill. Patio seating area situated next to the Kitchen and Sun Room.

Stables - 10'4" x 14'9" & 10'4" x 14'9"

Loc bloc driveway leading to the Stable building which has been sectioned to two stables with stable door access and windows to the front. Strip lighting and power to the Stables. Currently used for storage.

Note 1

All floor coverings and integrated appliances are included in the sale. Light fittings are included with the exception of the wall mounted light fittings in Bedroom 2.

Note 2

New buyer to lovingly take responsibility of feeding and looking after the Family of Red Squirrels.

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Viewings via: Grampian Property Centre, 73 High Street, Forres, IV36 1AE

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