



65 Balnageith Rise, Forres IV36 2HF



We are pleased to offer this Modern 2 Bedroom apartment which enjoys woodland views and is situated in a sought after cul de sac within the Knockomie Development.

Forres has a good range of amenities including primary and secondary schools, shops, leisure centre, golf course and woodland perfect for walks. The city of Elgin and Inverness are both of easy commuting distance.

Accommodation comprises; entrance vestibule, hallway, open plan lounge with fitted kitchen, 2 double bedrooms and a bathroom. Further benefits include a communal rear garden, gas central heating, double glazing, hard wood finishings and off-road car parking.

EPC Rating C

Viewing Strongly Recommended.

Offers Over £115,000

£5,000 Below Market Valuation

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

Entrance Vestibule - 3' 5" (1.03m) x 4'3" (1.28m)

Entrance to the property is via a secure wooden front door with security spy hole. Single pendant light fitting and coving to the ceiling. Carpet matting to the floor. Secure fire door leading to the hallway.

Hallway - 3'5" (1.03m) x 16'5" (5m)

The hallway provides access to the Lounge with open plan Kitchen, 2 Bedrooms and Bathroom. Two, 3 bulb light fittings, coving and smoke alarm to the ceiling. Two double power points. Single radiator. Wood effect vinyl tile flooring. Large built in cupboard offering storage space with a hanging rail and also houses the consumer units. Bell chime.



Open Plan Lounge/ Kitchen Area - 24'2"(7.36m) x 12'11"(3.94m) extending to 16'8" (5.08m)



Lounge

Nicely presented spacious living accommodation with double patio doors leading out to the rear of the property with brushed chrome curtain pole and hanging curtains. Pendant light fitting and coving to the ceiling. Double radiator. BT, TV and various power points. Smoke alarm. Thermostat control for central heating. Wood effect vinyl tile flooring. Double glazed window overlooking the side aspect with brushed chrome curtain pole and hanging curtains. The lounge is open plan to the kitchen /dining area.



Kitchen

Fully fitted kitchen offering a range of base units and wall mounted cupboards finished with a roll top work surface and a ceramic tiling to the walls. Breakfast bar providing informal dining. Integrated appliances include an electric single oven and 4 ring gas hob with a stainless steel chimney style extractor, single stainless steel sink with mixer tap and drainer and a built-in washing machine. Space is available to accommodate a fridge/freezer and dishwasher. Various power points, TV, BT points. Worcester gas fired boiler is located to one corner. Single radiator. Pendant light fitting, heat detector and coving to the ceiling. Double glazed window to the side aspect with a roller blind. Tiled flooring.



Bathroom - 6' 9" (2.04m) x 8' 3" (2.51m) (maximum measurement)

White bathroom suite comprising of a low-level W.C with a concealed cistern, wall mounted wash hand basin with chrome mixer tap with mid height tiling to the walls. Bath with mixer tap, overhead mains shower, glass shower screen and hanging curtain. Full height tiling to the bath area. Ceiling light fitting, chrome heated towel rail and accessories. Tiled flooring.



Bedroom 1 - 11'0" (3.35m) x 9'10"(2.99m)

Double bedroom with double glazed window overlooking the side aspect with chrome curtain pole and hanging curtains. Single pendant light fitting and coving to the ceiling. Fitted carpet to the floor. Built in wardrobe providing shelf and hanging storage fronted by sliding mirrored doors. TV, BT and various power points. Single radiator.



Bedroom 2 - 10'0" (3.05m) x 8'1" (2.46m) Double bedroom with double glazed window with curtain pole and hanging curtains overlooks the front aspect. Single pendant light fitting and coving to the ceiling. Fitted carpet to the floor. Single wardrobe providing shelf and hanging storage. Single radiator. BT, TV and various power points.



Communal Garden & Parking

There is surrounding communal garden area, laid to lawn and with timber fencing boundary. Outside Tap. The central area at the front has been partly laid in stone chips and loc bloc driveways with mature shrubs. There is a loc bloc area providing parking.



Note 1

All floor coverings, light fittings, curtain poles, bathroom fittings and integrated appliances are included in the sale. The dishwasher is also included.

Council Tax Band C

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
