



10 Moy House Court Forres, IV36 2NZ



We are delighted to present this 3 Bedroom Semi-Detached Family Home which is located within a small hamlet of houses on the outskirts of Forres.

Accommodation comprises; Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Ground Floor Bedroom, Shower Room. 1st Floor; 2 Double Bedrooms & Family Bathroom. Loc Block Driveway, Enclosed Rear Garden, Oil Central Heating and Double Glazing. Further benefits include a Large Workshop and Summerhouse with separate storage areas.

An Internal Viewing is Strongly Recommended.

EPC Rating Band "D"

OFFERS OVER £250,000

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

Entrance Vestibule – 3'6" (1.06m) x 6'11" (2.1m)

Timber door with 3 glass panel inserts. Velux window to the ceiling, double power point, wall mounted shelving and wood flooring. Door with multi glass panels leads to the hallway.

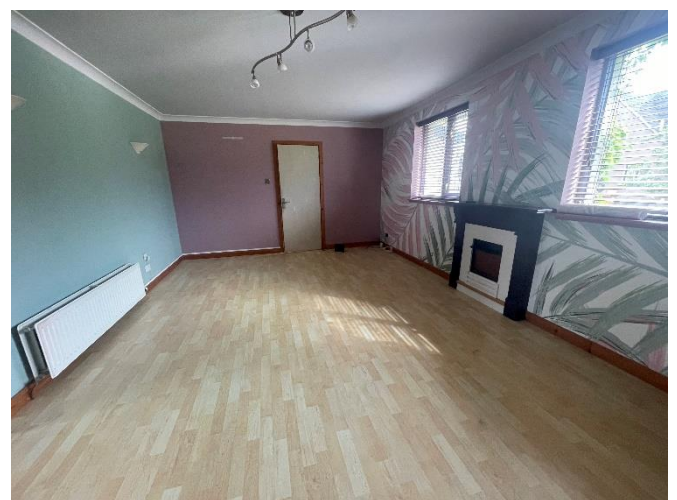
Hallway – 12'9" (3.88m) x 7'8" (2.33m) extending to 12'2" (3.71m)

Spacious hallway with pendant light fitting, partial coving, smoke alarm, wood flooring, single radiator, BT point and various power points. Double glazed window overlooks the front aspect. Two built-in cupboards. Double cupboard fronted by wooden louvre doors houses the boiler, fuse box and provides partial shelved storage. The other cupboard provides shelved and hanging coat space, currently houses a fridge and washing machine. Staircase to the 1st floor accommodation. Doors lead to the lounge, Bedroom 1 and shower room.



Lounge – 19'5" (5.92m) x 12'9" (3.88m)

Good sized front facing lounge with double glazed windows fitted with venetian blinds overlooks the front aspect. 4 bulb ceiling light fitting, 2 further wall mounted light and coving to the ceiling. Wood flooring. Double radiator, TV, BT and various power points. Electric fire with wooden mantle. Open archway to the dining room.



Dining Room – 10'10" (3.3m) x 9'8" (2.94m)

Pendant light fitting, smoke alarm, coved ceiling, 3 double power points, single radiator, wood flooring and French timber doors lead to the garden. Concertina door to the kitchen.



Kitchen – 10'10" (3.3m) x 13'7" (4.13m)

Range of wall mounted cupboards, glass display cabinets with under unit lighting, base units with a roll top worksurface and finished with tiled splash back to the wall. Stoves electric hob with overhead extractor, eye level double oven, fridge with icebox, 1 ½ sink with mixer tap and drainer. Central island to provide further storage. Strip light fitting, tiled flooring, heated towel rail, various power points, double glazed window to the rear aspect and secure door to the garden.





Bedroom 1 – 11'2" (3.4m) x 9'5" (2.86m) max width

Double bedroom with a pendant light fitting, laminate wood floor, 2 double power points, double radiator and BT point. Double built-in wardrobe fronted by wooden louvre doors provides part shelf and hanging storage. French patio doors to provide access to the raised decking.



Shower Room – 4'2" (1.26m) x 7'4" (2.23m)

Pedestal sink with brass taps, low level W.C, walk -in shower enclosure with mains operated shower, shower tray, retractable shower screen door and ceramic tiling to the walls. Full height tiling to the remainder walls and floor. Wall mounted mirror and accessories. Light fitting and extractor fan.



Staircase & Landing

Timber staircase with balustrade provides access to the first floor. The landing has a pendant light fitting, further wall mounted light, smoke alarm and single radiator. BT point, double power point, velux window to the front aspect. Doors lead to the bedrooms and bathroom.

Bedroom 2 – 16'0" (4.88m) x 11'5" (3.47m) plus door access.

Double bedroom with a pendant light fitting, 2 further wall mounted lights, carpet to the floor, TV and various power points, single radiator and double-glazed window which overlooks the side aspect. Wardrobe recess with part shelf and hanging storage.



Bedroom 3 – 12'5" (3.78m) x 10'0" (3.05m) max width

Double bedroom with 2 double glazed velux windows which overlook the rear aspect. Ceiling light fitting, various double power points, carpet to the floor, single radiator and triple wardrobe fronted by wooden louvre doors for storage. Door to the Bathroom. Loft Access.



Bathroom – 10'0" (3.05m) x 8'5" (2.56m)

Large bathroom with a corner jacuzzi bath with chrome taps, bidet, floating wash hand basin and low-level W.C. Full height tiling to the walls and floor. Single radiator, ceiling light fitting, extractor fan, shaver point and velux window which overlooks the rear aspect. Door to bedroom 3.



Summer House

Large summerhouse split into 3 sections. The First section 5'4" x 6'1" has double doors for access. Strip light fitting, power points. Pump for the pond. The middle section has double glazed doors with side windows, velux window to the ceiling and power. The third section- 9'6" x 6'1" has 2 velux windows and a stable door. Outside power socket.



Workshop- 12'3" (3.73m) x 10'0" (3.05m) plus 5'8" (1.72m) x 10'0" (3.05m)

To the rear of the garden is a stone built workshop with secure door for access. Power and strip lighting. Painted concrete floor and walls. Two sections. Split with a timber wall and door.

Garden

The front is maintained by stone chips with a paved pathway leading to the front access.

The rear garden has a large area to lock block patio and stone chips. To the corner is a raised decking outside the ground floor bedroom where there is an external shower. Large central pond with established fish and plants. Further decking towards the summerhouse verandah. Large walled garden for privacy with established trees, shrubs and plants.



Driveway

Loc block driveway provides off road car parking. Wrought iron gates secure the rear garden.

Note 1

All floor coverings, light fittings, blinds and integrated appliances are included in the sale.

Council Tax Band Currently "E"



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.

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