



41 Edgehill Road, Forres IV36 2RD



We are delighted to offer this Spacious & Well-Presented 3 Bedroom Apartment which has been converted from a Traditional Stone -Built House to offer two dwellings. The property has retained some period features which includes original wooden doors, high ceilings and cornicing. Featuring a wood burning stove and an open fire that create heat throughout the house. You can enjoy the warm and inviting ambience of these natural sources of heat, especially in the cold winter months.

The accommodation is located within a woodland setting, close to Forres Golf Club at the top of St Leonards Road.

Forres is a popular town with respected local Primary and Secondary Schools, various shops, supermarkets, leisure facilities, golf course and a variety of woodland walks.

Accommodation comprises; entrance hallway, lounge, kitchen, dining room, 3 double bedrooms and a family bathroom. Further benefits include, uPVC double glazing, central heating, stone-built storage shed, off road car parking and large side garden with countryside views.

An internal viewing is strongly recommended.

EPC Rating Band "F"

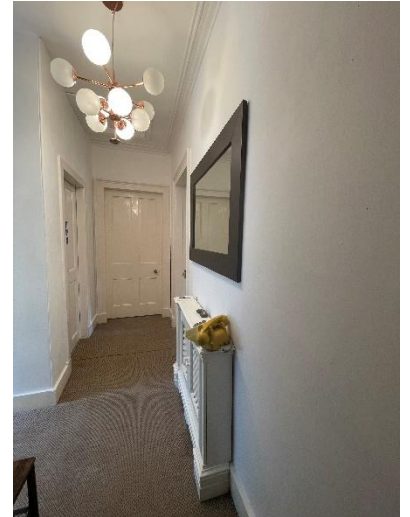
FIXED PRICE £199,000

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

Private entrance with external concrete steps and galvanised steel handrails leading to the front door.

T-Shaped Hallway – 12'11" (3.94m) x 10'7" (3.22m) extending to 15'9" (4.8m) x 3'9" (1.13m)

Entrance to the property is via a wood door with obscure glass panels and security spy hole providing an entrance to the apartment. The hallway has high ceilings with coving, feature ceiling light fitting, loft access, radiator, double power socket, cupboard which conceals the fuse box and meter. Carpet floor matting. Doors lead to the Lounge, Dining room, Bedroom and Bathroom.



Lounge – 14'7" (4.44m) x 21'3" (6.48m) within bay window

Fabulous sized living room with a beautiful feature fireplace with a wooden mantle and a black slate hearth which houses a wood burning stove. The high ceilings and detailed cornicing retain some of the classic period features. 5 bulb pendant light fitting, wood flooring, recess alcove with cupboards storage, panel radiator and various power points. Bay window with uPVC double glazed window with roman blinds and side painted shutters. TV point, various power points and carbon monoxide alarm.





Kitchen – 10'0" (3.05m) x 8'10" (2.69m) plus the access

Modern fitted kitchen with a wall unit which houses an integrated fridge and freezer, double oven and larder storage cupboard. A range of base units in a high gloss finish with further integrated washing machine, dishwasher and electric hob with a glass splashback and an overhead chimney style stainless steel and glass extractor fan. Marble worktop with back splash and sunken composite 1 ½ sink with brushed chrome mixer tap. Wall mounted wooden storage units. Various power points, gloss brick effect floor tiles, dimplex radiator and uPVC double glazed window with window seat which overlooks the rear aspect. Pendant light fitting, coved ceiling and smoke alarm.





Dining Room – 13'11" (4.23m) x 10'6" (3.2m)

Lovely ambient room located off the kitchen to provide a dining area. High ceiling with a 6-bulb pendant light fitting, smoke alarm, wood flooring, built-in corner cupboard with part shelved storage. Fireplace with wooden mantle, cast iron insert and tiled feature with a slate hearth. uPVC double glazed window with roman blind and window seat with storage cupboard below. Open doorway to the kitchen. Further door to the hallway.



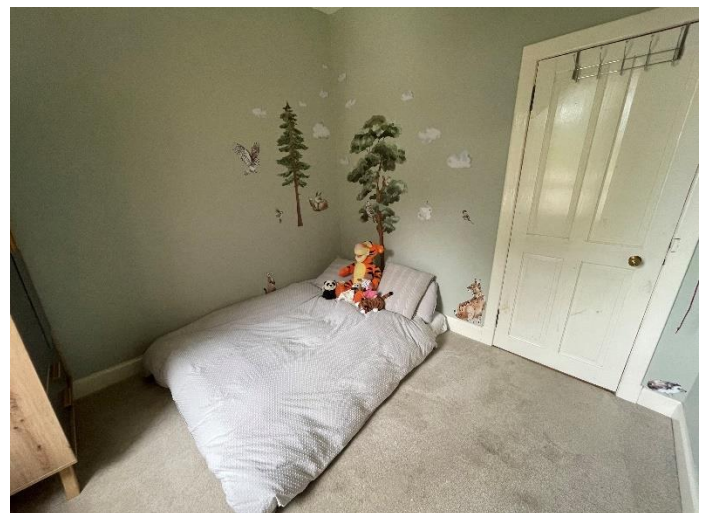
Bedroom 1 – 14'0" (4.27m) x 9'11" (3.02m) plus door access

Master double bedroom with high ceilings finished with coving and a 5bulb ceiling light fitting, carpet to the floor, panel radiator plus further dimplex electric radiator, various power points, tv point, two uPVC double glazed windows with curtain poles which overlook both the front and rear aspects. Built-in storage cupboard.



Bedroom 2 – 9'4" (2.84m) x 9'8" (2.94m)

Double bedroom with high ceilings, 3 bulb pendant light fitting, carpet to the floor, double power point, electric radiator and uPVC double glazed window with deep set windowsill which overlooks the rear aspect.



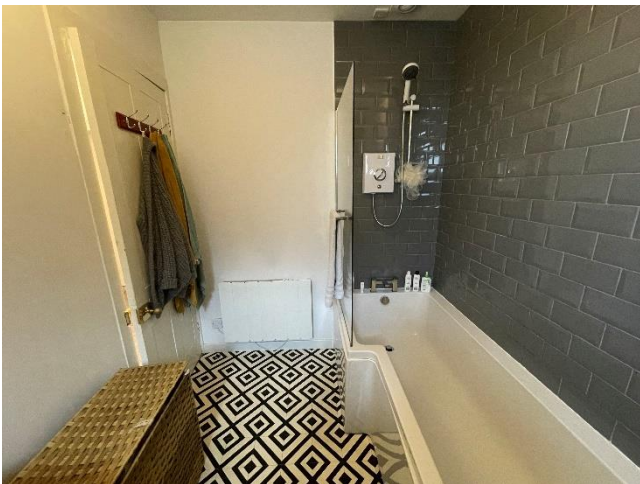
Bedroom 3 – 8'2" (2.49m) x 16'9" (5.1m)

Double bedroom with high ceilings, pendant light fitting, carpet to the floor, various power points, dimplex electric radiator, recess alcove with shelving and uPVC double glazed window with deep set windowsill overlooks the front aspect.



Family Bathroom – 9'2" (2.79m) x 6'6" (1.97m) max measurement

Modern fitted bathroom with a low-level W.C, vanity sink with chrome mixer tap and part ceramic tiled splash back to the wall. Wall mounted overhead mirror. Shower bath with chrome mixer tap and Aqualisa overhead shower, ceramic brick effect tiling to the walls and glass shower screen. Tile effect vinyl to the floor, electric radiator, part wet wall on the walls, chrome accessories, 3 bulb strip light fitting, extractor fan, uPVC obscure double glazed window overlooks the rear aspect.



Garden

The garden spans over approximately ½ acre with mature trees surrounding. At the rear entrance there is a level area laid to lawn and paved pathway leading from the driveway to the external staircase. A small dyke wall separates the garden from the remainder area which is also laid to lawn and partially enclosed within a fence boundary. There are a number of established plants and trees and a small timber shed for storage.



Outbuilding

Semi-detached stone storage shed with corrugated roof, concrete floor and wooden door.

Driveway

Turn around driveway providing off road car parking for a number of vehicles.

Note 1 – All floor coverings, light fittings, integrated appliances, blinds and curtains are included in the sale.

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
