



6 Drumduan Park, Forres, IV36 1FQ



We are delighted to offer this 2 Bedroom Semi-Detached House, located within a desirable residential area of Forres.

The property is located within walking distance of Forres High Street. Forres has a variety of shops, supermarkets, butchers, bakers and services including sports and leisure facilities.

Accommodation comprises an Entrance Vestibule, Lounge/Diner, Modern Kitchen, 2 Bedrooms and a Modern Family Bathroom.

This property benefits further from Gas Central Heating, Double Glazing, Front & Rear Garden and Garage.

EPC Rating Band "C"

Viewing is Strongly Recommended.

OFFERS OVER £160,000

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

Vestibule - 3'7" (1.08m) x 4'1" (1.23m)

Entrance to the property is through a secure wooden door with obscure glazed panels. Ceiling light fitting to the ceiling. Wall mounted coat hooks. Wood laminate flooring. Small cupboard housing the consumer units. Timber framed door with obscure glass leads to the Lounge.

Lounge/Diner - 12'10" (3.91m) x 18'1" (5.51m)

Nicely presented open plan lounge with dining area. Large uPVC double glazed window to the front aspect with roller blind, curtain pole and hanging curtains. Laminate wood to the floor. Various power points, TV and BT point. Thermostat control for central heating. Textured ceiling with a single pendant light fitting and smoke alarm. Double radiator. A staircase leads to the 1st floor accommodation and has a built-in storage cupboard below. Open plan archway to the Kitchen.





Kitchen - 12'9" (3.88m) x 8'3" (2.51m)

Modern fitted kitchen with a range of base units finished with a junker worktop and ceramic tiling to the walls. Integrated under counter single oven with hob and stainless-steel overhead chimney style extractor hood with stainless steel splash back. Sink with brushed chrome mixer tap. Under counter space for a washing machine. Further freestanding space for a fridge/freezer and tumble dryer. 4 halogen bulb ceiling light fitting, smoke alarm and heat detector. Wall mounted shelving. Single radiator, various power points and wood laminate flooring. Valliant boiler to the corner.uPVC double glazed window to the rear aspect. Door with obscure glass leads to the rear garden.



Staircase and Landing

A wooden open staircase leading to upper accommodation. Wall mounted shelving to the wall. The landing has wood laminate flooring. Single pendant light fitting and smoke alarm to the ceiling. Loft access via a ramsay ladder to partially floored area. Built in cupboard providing shelved storage which is commonly utilized as an airing cupboard. Single power point. Doors lead to the bedrooms and bathroom.

Bedroom 1 - 8'4" (2.54m) x 12'9" (3.88m)

Double bedroom with uPVC double glazed window with an integrated blind overlooks the rear aspect. Single pendant light fitting to the ceiling. Carpet to the floor. Various power points. Built-in cupboard offering storage space.



Bedroom 2 - 8'2" (2.49m) x 12'9" (3.88m)

Double bedroom with uPVC double glazed window to the front aspect with pine curtain pole and hanging curtains. Single pendant light fitting to the ceiling. Wood laminate flooring. Built in cupboard providing hanging and shelved storage. Single radiator. Various power points.



Bathroom - 6'3" (1.89m) x 6'3" (1.89m)

Modern fitted bathroom suite comprising of a shower bath with chrome mixer tap, tiled wet wall effect splash back, mira jump electric shower and glass shower screen. Further ceramic brick effect tiling to the walls. Concealed low level W.C and wall mounted wash hand basin with chrome mixer tap and junker wooden top. Matching timber shelves. Obscure uPVC double glazed window to the front aspect. Pendant light fitting, single radiator and tiled flooring.



Driveway & Garage

The Driveway provides off-street parking. Garage with split “stable styled door” to the front. Concrete floor with breeze block walls, Electric and strip light fitting. A service door with a safety glass window gives access out to the Garden at the rear of the property. Further window with safety glass for light.



Front & Rear Garden

The Front Garden is of easy maintenance, laid to lawn with a timber fence enclosing the area. Gates lead onto a paved pathway which leads to the front door and to the side driveway. Heathers and low-lying shrubs to the side with a tree and water feature surrounded by pebble stones to the lawn. The rear garden is enclosed within a part fence/wall boundary to the perimeter which has a lovely climbing clematis. Tiered garden, which commences with an area to paved patio outside the kitchen. Steps onto an area of planters to grow your own vegetables and flower beds. Greenhouse to the side. Outside tap and access to the rear of the garage.



Note 1 - Floor coverings and light fittings are included in the sale.

Council Tax Band Currently 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
