



8 Culbin Road

Forres

IV36 1HZ



We are pleased to offer this nicely presented; 3 Bedroom Mid Terraced Family Home located within the sought after Town of Forres.

The property lies on the West side of Forres and is within walking distance of Supermarkets, Schools, Railway Station and Bus Services to Inverness and Elgin.

Accommodation comprises of an Entrance Hallway, Dining Lounge, Kitchen, Utility Room, 3 Bedrooms and a Family Bathroom. Further benefits include Gas Central Heating, Double Glazing, Front and Rear Garden.

EPC Rating - C

An Internal Viewing is Strongly Recommended.

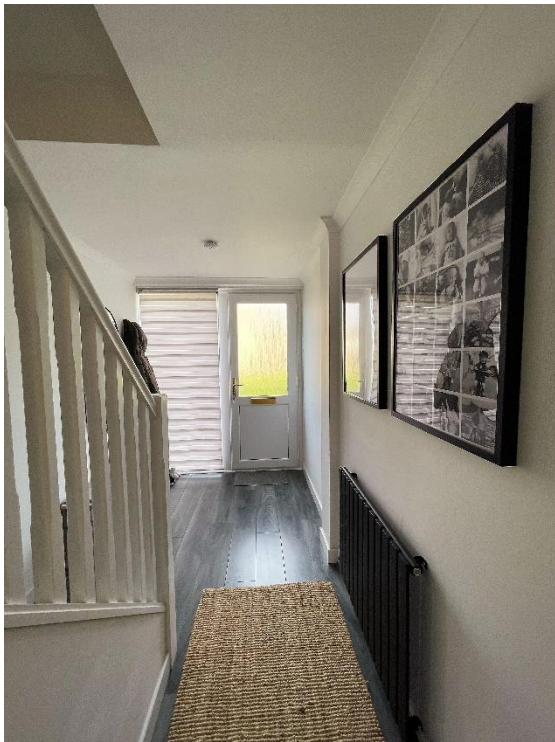
OFFERS OVER £130,000

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

Access to the property is via a secure uPVC double glazed door with obscure glazed panel insert and side co-ordinating uPVC panels with obscure glazed window with roller blind.

Entrance Hallway

Welcoming Hallway with 3 bulb light fitting, coving, smoke alarm and heat sensor to the ceiling. Laminate to the floor. Single radiator and single power point. Wall mounted coat hooks. Under stair cupboard providing storage space. Doors leading to the Lounge and Kitchen. Stairs leading up to further accommodation.



Dining Lounge - 12'11" narrowing to 9'6" x 18'4" narrowing to 13'7"

Spacious and nicely presented Dining Lounge with window to the front aspect with chrome curtain pole and vertical blinds. Two, 3 bulb light fittings to the ceiling. Carpet to the floor. Double radiator with radiator cover. TV point and various power points. Ample space available for table and chairs.





Kitchen - 13'7" narrowing to 9'8" x 8'6" narrowing to 6'0"

Kitchen with a range of base units and wall mounted cupboards. Roll top work surface and co-ordinating splash back. Window overlooking the Garden to the rear of the property with roller blind. Integrated appliances include an overhead extractor. Space available for a cooker, fridge/freezer, washing machine and dishwasher. Stainless steel sink, drainer and mixer tap. Laminate flooring. Double radiator and various power points. Four bulb light fitting and smoke alarm to the ceiling. uPVC double glazed door with obscure glazed insert, leading to the Garden.





Utility Room - 5'8" x 5'4"

Useful Utility Room with window to the rear aspect. Laminate to the floor. Single pendant light fitting to the ceiling. Various power points.



Stairs and Landing

Carpeted staircase with lighting leading to upper accommodation with painted handrail. The landing provides access to the Bedrooms and Family Bathroom. Three bulb light fitting, smoke alarm and heat sensor to the ceiling. Wall mounted carbon monoxide alarm. Loft access. Built in cupboard housing the Vaillant gas fired boiler and provides storage space. Double power point.



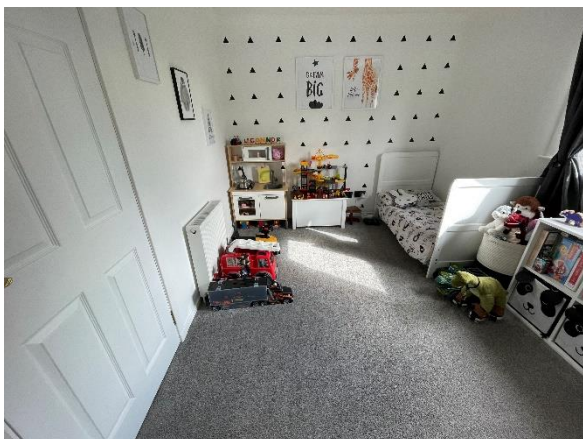
Bedroom 1 - 12'9" x 10'0" plus door recess.

Double Bedroom with single pendant light fitting. Carpet to the floor. Window to the front aspect with chrome curtain pole. Build in wardrobe offering ample storage space. Double radiator and various power points.



Bedroom 2 - 12'8" x 8'6"

Double Bedroom with window to the rear aspect with chrome curtain pole. Carpet to the floor. Single pendant light fitting to the ceiling. Built in cupboard offering hanging and shelved storage. Double radiator and various power points.



Bedroom 3 - 9'3" narrowing to 5'9" x 9'1" narrowing to 6'11"

Single Bedroom with window to the front aspect. Carpet to the floor. Single pendant light fitting and coving to the ceiling. Various power points. Built in cupboard providing hanging and shelved storage.



Bathroom - 6'6" x 5'5"

Modernised Bathroom with three-piece suite comprising of a low level WC, wall mounted wash hand basin and bath with overhead rain shower. Ceramic tiling to the walls and floor. Window to the rear aspect with obscure glass. Heated towel rail.



Garden

The front garden is laid with stone chips for easy maintenance, with part wall and fence boundary. Paved pathway leading to the front door. The Garden to the rear of the property, is also easily maintained with artificial grass and paved patio seating area. An area laid to bark. The garden is enclosed by part fence and wall boundary with gate access, to on street parking. Garden shed with is negotiable.





Council Tax Band - B

Note 1 – All light fittings, blinds & floor coverings are included in the sale.

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.

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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
