



## 27 FORBESHILL FORRES, MORAY IV36 1JJ



Superb opportunity to acquire this 3 Bedroom Family Home located in the popular residential area of Forbeshill in Forres.

The property is located in a quiet street, just a short walk to a bus stop which provides a local service to the Town centre and further afield. The Town provides a range of local retail shops and leisure facilities along with Primary and Secondary Schools.

Accommodation comprises; Entrance Hallway, Lounge/Diner, Kitchen, 3 Bedrooms and a Shower Room. Further benefits include Gas Central Heating, Double Glazing, Enclosed Rear Garden and Off Street Parking.

An Internal Viewing is Strongly Recommended

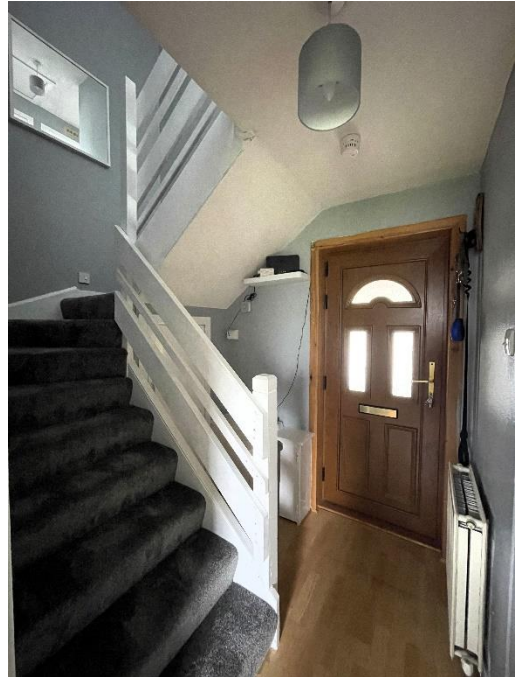
EPC Band – D

**OFFERS OVER £170,000**

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

## Hallway

Entrance to the property is via a uPVC secure door with obscure glazed panel insert. Single pendant light fitting and smoke alarm to the ceiling. BT point. Wall mounted thermostat control and carbon monoxide detector. Double radiator. Small cupboard housing the consumer units. Wood effect laminate to the floor. Multi panel glazed doors leading to the Lounge/Diner and Kitchen. Staircase leading to 1<sup>st</sup> floor accommodation with a built-in storage cupboard below, which houses the wall mounted gas fired boiler and provides storage space.



## Lounge/Diner - 24'5" (1.42m) x 10'11" (3.32m) narrowing at the dining area to 8'9" (2.66m)

Nicely presented Lounge with Dining Area. Two pendant light fittings and smoke alarm to the ceiling. Carpet to the floor. Two double radiators. TV and various power points. Double glazed window with vertical blinds and curtain pole to the front aspect. Further double glazed window with vertical blinds and curtain pole to the rear aspect. Ample space available for a dining room table and chairs.







**Kitchen - 11'8" (3.55m) x 7'11" (2.4m)**

Fitted Kitchen with a range of base units, wine rack and wall mounted cupboards. Roll top work surface. Composite sink, drainer and mixer tap. Space available for a cooker, fridge/freezer, dishwasher and washing machine. Overhead extractor. Window to the rear aspect with venetian blinds. Double radiator and various power points. Secure uPVC double glazed door with obscure glass leading out to the Garden at the rear of the property.





## **Staircase & Landing**

A carpeted staircase leads to the 1<sup>st</sup> floor accommodation with a pine banister. The landing provides a single pendant light fitting and loft access. Single power point. Carpet to the floor. Built-in cupboard with partial shelved storage. Doors lead to the 3 Bedrooms and Shower Room.

## **Bedroom 1 - 11'5"(3.47m) x 9'5"(2.86m)**

Double bedroom with a uPVC double glazed window with blinds and curtain pole, overlooking the front aspect. Single pendant light fitting to the ceiling. Single radiator. Various power points. Laminate to the floor. Built-in double wardrobe offering part shelf and hanging storage, fronted by mirror/opaque sliding doors.



## **Bedroom 2 - 8'4"(2.54m) x 11'5"(3.47m)**

Double bedroom with a uPVC double glazed window with blinds and curtain pole, overlooking the rear aspect. Single pendant light fitting. Double radiator. Various power points. Carpet to the floor. Built-in wardrobe offering part shelf and hanging storage.



### **Bedroom 3 - 8'10"(2.69m) x 8'7"(2.61m) max measurement**

Single light fitting. Laminate to the floor, Single radiator. Various power points. uPVC double glazed window with blinds and curtain pole, overlooks the front aspect.



### **Shower Room – 5'1"(1.54m) x 7'9"(2.35m)**

Shower Room with low level WC, vanity unit with wash hand basin and corner shower enclosure. Ceramic tiling to the walls. Wall mounted mirror and heated chrome towel rail. Window to the rear aspect with obscure glass. Tile effect laminate to the floor. Chrome accessories.



### **Driveway & Car Port**

Loc bloc driveway and stone chipped driveway, providing off street car parking for two cars. Access to the carport which is laid to concrete.





## **Garden**

The rear garden can be accessed by a pathway to the side of the property, with gate access. The rear garden, enclosed by a fence boundary, mainly laid to artificial lawn with and a paved patio seating area. Rotary drier. Further patio seating area at the bottom of the garden. External electric point and tap.



## **Shed**

Timber shed with double doors to the front.

Council Tax Band – Currently “C”

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