



3 Sheildaig Road, Forres IV36 1FY



We are delighted to offer this superb and spacious extended 4 Bedroom Family Home.

The property is ideally positioned within walking distance of all the local amenities including High Street Retail Shops, Post Office, Supermarkets, Leisure Facilities and Primary and Secondary Schools.

Accommodation comprises; Hallway, Dining Lounge, Dining Kitchen, Shower Room, 4 Bedrooms and Family Bathroom. Front and Rear Garden, Garage, Gas Central Heating and Double Glazing.

An Internal Viewing Is Highly Recommended.

EPC Rating C

OFFERS OVER £200,000

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

Entrance to the property is through a secure uPVC door with obscure glazed panel.

Hallway - 21'6" x 2'11"

Hallway providing access to the Dining Lounge, Dining Kitchen, Shower Room and Utility Cupboard. Part wood effect laminate, part carpet to the floor. Two light fittings and smoke alarm to the ceiling. Power points. Stairs leading to upper accommodation.



Dining Lounge - 27'2" x 10'8"

Glazed door leading from the Kitchen and Hallway to a spacious Lounge Diner with double patio doors leading out to the Garden, which overlooks parkland. Focal point of the room is a fire surround with electric fire. Three 5 bulb light fittings to the ceiling. Laminate to the floor.

Various power points. Double radiator. Ample space for a large dining table and chairs.





Kitchen - 13'5" x 10'7"

Modern fully fitted Kitchen with a range of base units, wall mounted cabinets, display cabinets and display shelves. Work surface. Integrated appliances include a fridge freezer, double oven, 4 ring electric hob and overhead extractor. Space available for a dishwasher and washing machine. Composite sink, drainer and mixer tap. Tile effect vinyl to the floor. Window to the rear aspect with roller blind. Various power points. Double radiator. Ample space available for a dining table and chairs.



Shower Room - 2'8" x 6'1"

Ground floor Shower Room with low level WC, wall mounted wash hand basin and shower enclosure with overhead electric shower. Single light fitting to the ceiling. Small obscure glazed window to the rear aspect. Ceramic tiling to the floor. Two wall mounted medicine cabinets. Wall mounted xpleair. Chrome accessories.



Utility Cupboard - 4'4" x 5'10"

Useful space which houses the wall mounted gas fired Worcester boiler, consumer units and currently houses a tumble drier. Base unit. Window overlooking the front aspect. Wall mounted coat hooks.



Stairs and Landing

Carpeted staircase leading to upper accommodation with pine handrail and spindles. Three bulb light fitting, single light fitting, coving and smoke alarm to the ceiling. Loft access. Double built in cupboard, shelved, currently utilised as linen cupboard. Single power point. Double radiator.

Bedroom 1 - 11'1" x 9'7" plus door recess

Bedroom with window to the rear aspect. 3 bulb light fitting. 2 two wall mounted light fittings. Wood effect laminate to the floor. Various power points. Double radiator.



Bedroom 2 - 10'7" x 8'5"

Bedroom with window to the rear aspect. Wood effect laminate to the floor. Various power points. Double radiator. Single pendant light fitting to the ceiling. Built in wardrobe providing ample storage space. Recessed alcove offering shelved storage.



Bedroom 3 - 7'9" x 15'9"

Bedroom with window to the side aspect. Four bulb light fitting to the ceiling. Wood effect laminate to the floor. Various power points. Double radiator.



Bedroom 4 - 10'6" x 10'8"

Bedroom with window to the front aspect. 3 bulb light fitting to the ceiling. Fitted carpet to the floor. TV and various power points. Recessed alcove providing storage space.



Family Bathroom - 8'0" x 5'4"

Modern Family Bathroom with low level WC with concealed cistern, wash hand basin with a vanity unit & mixer tap and shower bath with overhead shower, and rain shower. 3 bulb light fitting. Vinyl to the floor. Ceramic tiling to the walls. Wall mounted towel rail. Obscure glazed window to the rear aspect. Chrome accessories.



Garden

The front Garden is enclosed, has an open outlook to park land, is easily maintained with artificial grass. Raised flower beds to the side. Loc bloc patio seating area. The Garden to the rear of the property is loc blocked with raised planters.



Garage - 9'1" x 20'4"

Detached Garage with roller door to the front and service door to the side.

Council Tax Band Currently B

Note 1

All floor coverings, light fittings, blinds and integrated appliances 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.

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.
