



## **13 FERRYHILL, FORRES IV36 2GY**



We have great pleasure in offering this 2 Bedroom 1<sup>st</sup> floor Flat located in a popular residential area of Forres.

Accommodation comprises; Private Entrance, Entrance Hallway, Dining Lounge, Kitchen, Bathroom and 2 Bedrooms. Further benefits include Double Glazing, Electric Thermal Programmable Heaters and Garage.

Located in the picturesque town of Forres, this property is within easy reach of local facilities including Primary and Secondary Schools, Post Office, Supermarket Chains, Local Retailers, Medical Centre and Award-Winning Parks.

EPC Rating Band "D"

### **OFFERS OVER £115,000**

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

Entrance to the property is through a secure door with obscure glazed panel, security chain and spy hole.



### **Entrance Hallway - 13'1" x 3'9"**

The Entrance Hallway has a light fitting and smoke alarm to the ceiling. Two wall mounted light fittings. Carpet to the floor. Wall mounted bell chime. Loft access. Wall mounted heater. Double power point. Built in cupboard providing hanging and shelved storage. Doors leading to Lounge, Bedrooms and Bathroom.

### **Lounge Diner - 17'1" narrowing to 11'0" x 12'5" narrowing to 9'2"**

Nicely presented Lounge with windows to the front aspect with vertical blinds. 6 bulb light fitting and 3 recessed spotlights, to the ceiling controlled by a dimmer switch. Coved ceiling. Smoke alarm. Carpet to the floor. BT, TV and various power points. Wall mounted heater. Ample space available for a dining table and chairs. Multi panel glazed door leading to the Kitchen.





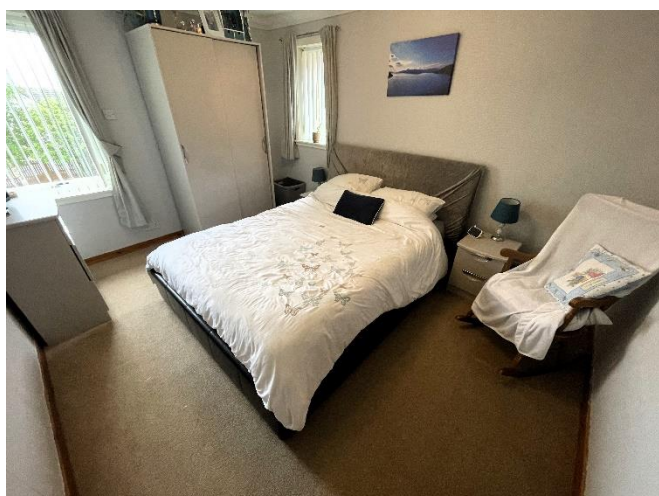
### **Kitchen - 8'2" x 7'4"**

Modernised and fully fitted Kitchen with a range of base units and wall mounted cupboards with under unit lighting. Roll top work surface with co-ordinating ceramic tiling to the walls. Integrated appliances include an electric single oven and 4 ring hob and overhead extractor. Mosaic tiling behind the cooker. Composite sink, drainer and mixer tap. Space available for a washing machine and fridge freezer. Five recessed spotlights and smoke alarm to the ceiling. Window to the side aspect with roller blind. Tile effect vinyl to the floor. Various power points.



### **Bedroom 1 - 9'11" x 13'0"**

Double Bedroom with window to the front aspect and a further window to the side aspect, both with vertical blinds and chrome curtain poles. Three bulb light fitting and coving to the ceiling. Carpet to the floor. Wall mounted heater. Various power points.



## **Bedroom 2 - 8'1" x 7'3"**

Bedroom with window to the rear aspect with chrome curtain pole. 4 recessed spotlights controlled by a dimmer switch. Laminate wood flooring. Fitted wardrobes offering hanging and shelved storage; one houses the hot water tank. Wood effect laminate to the floor. Wall mounted heater. Various power points.



## **Bathroom - 7'10" x 4'11"**

Modernised Family Bathroom with low level WC, whirlpool bath (6jets) with mixer tap and overhead electric shower and shower screen. Vanity unit with wash hand basin and mixer tap. Wet wall finish. Chrome heated towel rail. Chrome accessories. Obscure glazed window to the rear aspect. Four recessed spotlights and gloss panels to the ceiling. Ceramic tiling to the floor with underfloor heating. Wall mounted medicine cabinet with light fitting.

## **Garage**

The Garage is within a block of 4 garages. Up and over door to the front. Strip lighting and various power points.



## **Washing Area and Bin Storage**

Designated areas for bin storage and a concealed area with stone chipped area to house a rotary dryer.

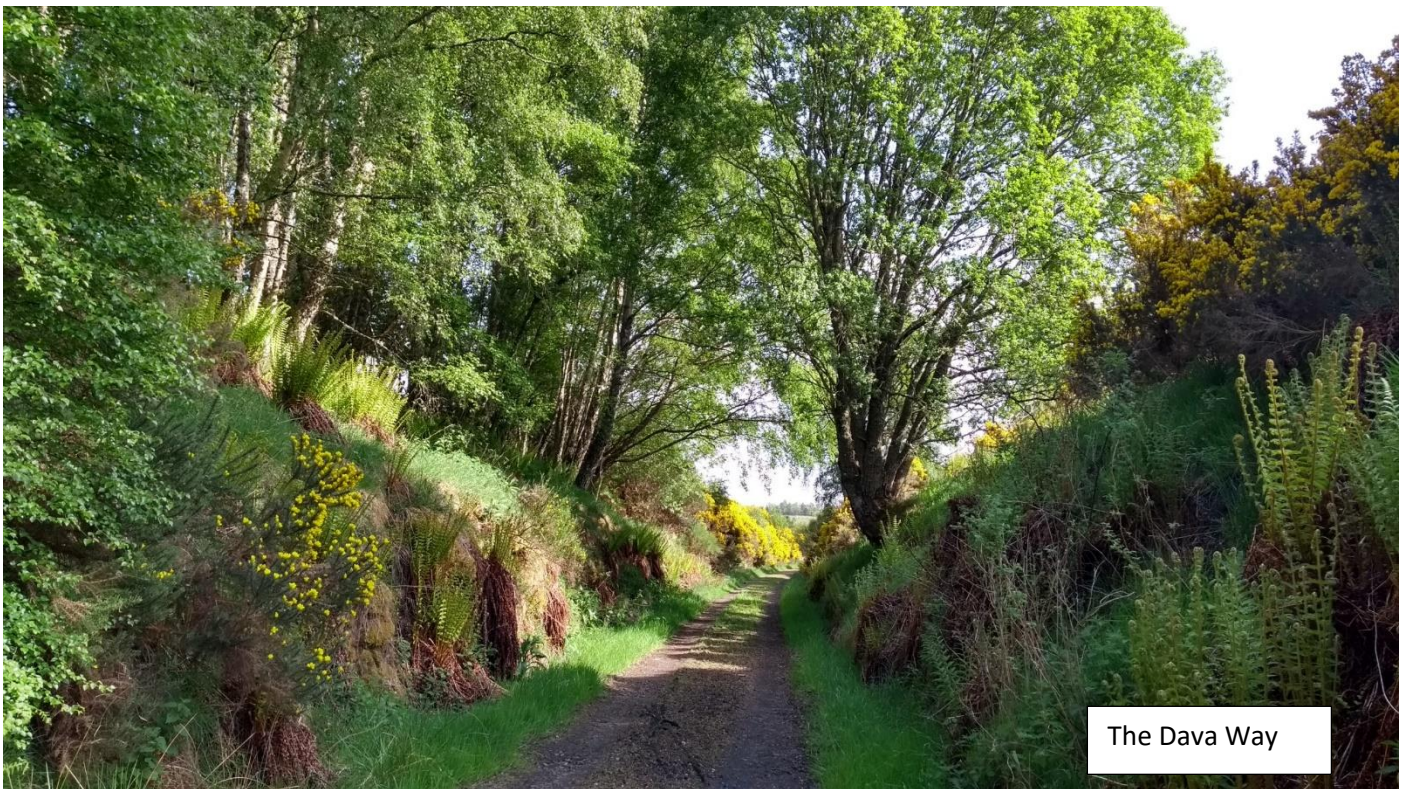


Council Tax Band - C

Note 1 - All floor coverings, integrated appliances and blinds are included in the sale.



Nelsons Tower



The Dava Way

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.

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.