



33 Torridon Park Forres, IV36 1FP



We are pleased to offer this 2 Bedroom Family Home located within the popular residential area of Thornhill in Forres.

The property is conveniently positioned close to Primary and Secondary Schools, Health Centre, Morrisons Convenience Store, Chip Shop and Chinese. There are Parks and Woodland areas for walking. A local bus service operates to the Town Centre and onto neighboring Towns and Cities.

Accommodation comprises; Entrance Hallway, Lounge, Kitchen with Dining Area, 2 Double bedrooms and a Family Bathroom. Further benefits include Gas Central Heating, uPVC Double Glazing, Front & Rear Enclosed Gardens. Storage Shed and Single Garage.

Viewing is Recommended.

EPC Rating "C"

OFFERS OVER £125,000

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

Entrance Hallway – 17'7" (5.36m) x 2'10" (0.85m)

Entrance to the property is via a secure uPVC door with half obscure glass panel insert. 2 ceiling light fittings, smoke alarm, heat detector, single radiator, single power point. Carpet to the floor. Staircase to the 1st floor with open under stair storage. Built-in cupboard for storage with wall mounted light fitting, carpet to the floor and wall mounted coat hooks. Doors lead to the Lounge and Kitchen.



Lounge – 16'6" (5.03m) x 10'0" (3.05m) within the recess

Spacious lounge with two ceiling light fittings, some alarm, double radiator, various power points, TV point and carpet to the floor. A chimney breast with a hearth and fire set within a stone surround and wooden mantle provides the focal point. Two matching units either side. uPVC double glazed window with vertical blinds and hanging curtains overlooks the front aspect. Service hatch to the kitchen.





Kitchen/ Dining Area– 16’8” (5.08m) x 8’9” (2.66m)

Fitted kitchen with a range of wall mounted cupboards and base units with a work top and ceramic tiled splash back. Integrated under counter electric oven and 4 ring gas hob with and overhead extractor. Stainless steel sink with chrome mixer tap and drainer. Space available for an undercounter washing machine and a freestanding fridge/freezer. Area to breakfast bar for informal dining. Wood linings to the ceiling, light fitting, heat detector, various power points, single radiator. Wood effect vinyl to the floor, uPVC double glazed window with a roller blind to the rear aspect. Open arch to the dining area.



Dining Area

Space is available for a small dining table and chairs. Pendant light fitting, carpet to the floor, power and BT points. uPVC double glazed door with glass panel insert provides access to the rear vestibule. Door to the hallway. Built-in under stair storage cupboard fronted with a wooden louvre door.





Staircase & Landing

Carpeted staircase with pine balustrade and spindles leading to upper accommodation. The landing provides access to the Bedrooms and Bathroom. Ceiling light fitting to the ceiling, smoke alarm, heat detector, loft access and a single power point. Thermostat control. Carpet to the floor.

Bedroom 1 - 16'6" (5.03m) x 9'7" (2.91m)

Double Bedroom with uPVC double glazed window with roller blind and hanging curtains to the front aspect. Single pendant light fitting, two single power points, single radiator and a built-in double wardrobe has part shelf and hanging storage and is fronted by wooden sliding doors. Further cupboard with shelving commonly utilized as an airing cupboard. Carpet to the floor.



Bedroom 2 – 13'7" (4.13m) x 10'4" (3.15m) incl door access

Double Bedroom with uPVC double glazed window with fitted blinds and hanging curtains to the rear aspect. Single pendant light fitting, two single power points, single radiator and a built-in double wardrobe has part shelf and hanging storage and is fronted by wooden sliding doors.



Bathroom – 7'11" (2.4m) x 5'5" (1.64m)

Bath with chrome taps, Mira sport electric shower and retractable shower screen door, vanity sink with chrome taps and a low-level W.C. Part ceramic tiled walls throughout. Chrome heated towel rail. Wood linings to the ceiling and walls. Pendant light fitting, carpet to the floor. uPVC double glazed obscure glass window to the rear aspect.

Rear Vestibule – 5'10" (1.77m) x 7'7" (2.3m)

To the rear of the property is a vestibule with secure uPVC door and side double glazed window giving access to the rear. Painted concrete floor. Access to the shed.

Shed – 5'6" (1.67m) x 8'2" (2.49m)

Storage shed with cladding to the roof and concrete floor. Double power point.

Garage – 8'10" (2.69m) x 18'7" (5.66m)

Up and over door to the front with service door to the side and window. Concrete floor with breeze block walls and cladding roof. Work bench to the rear. strip light fitting. Separate fuse box. Double power point.



Front & Rear Enclosed Garden

The front garden is mainly laid to loc block with a central decorative stone-built planter for potted plants. Further raised beds around the perimeter. Enclosed fully by a stone-built wall with secure gate for access. Further side access to the rear garden.

The rear garden is laid to loc block and also enclosed within a stone-built wall with secure gates to the rear and side. Access to the garage and rear vestibule. Rotary dryer. Security light.



Parking

Allocated off road parking to the rear of the property.

Note 1 –

All light fittings, floor coverings, blinds, curtains and integrated appliances are included in the sale.

Council Tax Band “B”



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
