



5a Robertson Place, Forres, IV36 1EU



We are delighted to offer this spacious 3 Bedroom, 1st floor maisonette apartment located in a quiet residential area in Forres.

The property is conveniently located close to local amenities and the Town Centre. Tesco is within a few minutes' walk and also the Bus Stop and Train Station which provides services from Inverness to Aberdeen.

Accommodation comprises; Shared lower Entrance, Hallway, Lounge, Kitchen, Bathroom and 3 Bedrooms. Further benefits include Gas Central Heating and garden with Storage Shed.

EPC Rating Band "D"

OFFERS OVER £99,500

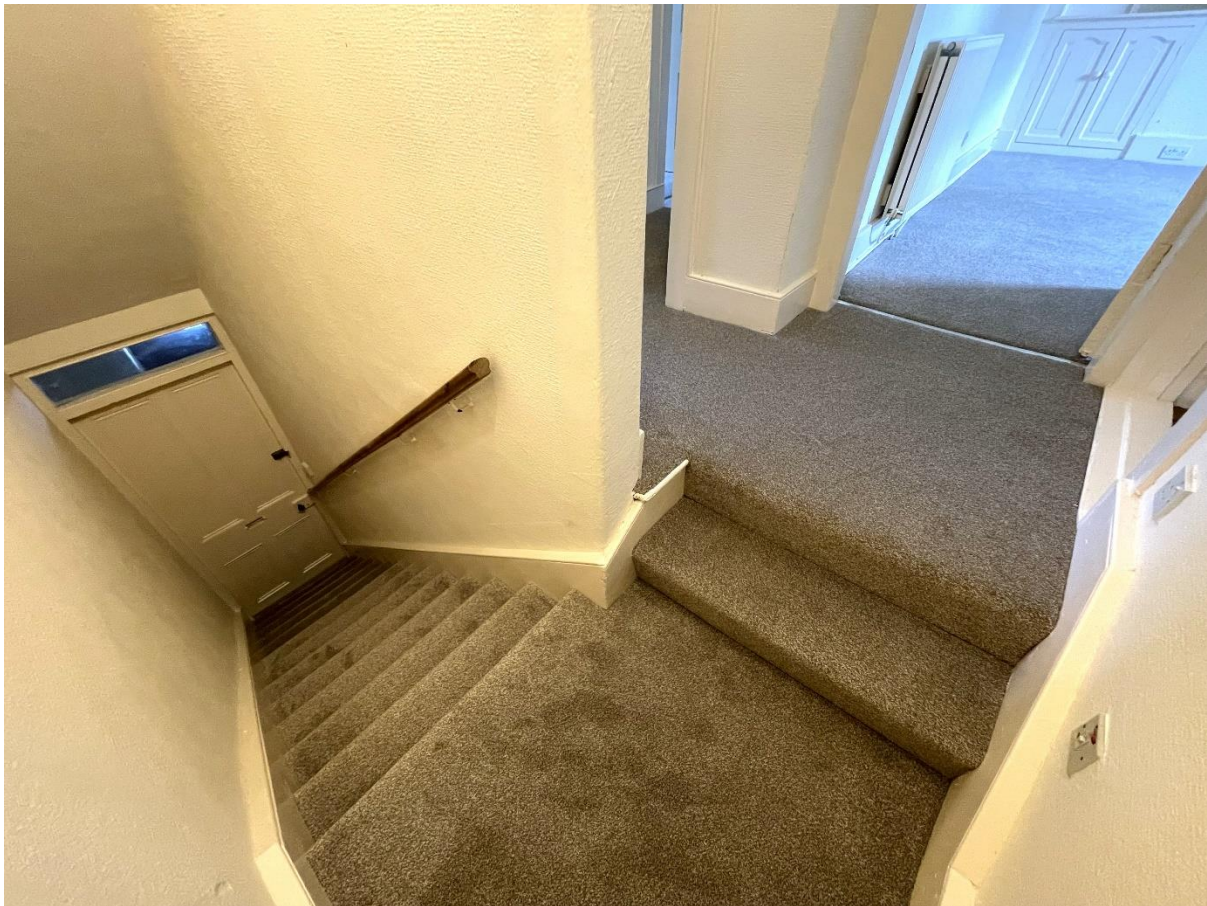
Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Shared Entrance

The property is accessed through double timber doors leading into a lower hall with shared access to the ground floor apartment and 1st floor accommodation. Timber flooring and security light to the ceiling.

Staircase & Landing

Secure timber door provides access to the newly carpeted staircase with a wall mounted handrail. Two 3 bulb light fittings on the landing with further newly fitted carpet, large single radiator, smoke alarm and power point. Doors lead to the Lounge, Bathroom, rear hallway and an open arch to an inner hallway providing access to 2 bedrooms.



Lounge – 13'5" (4.08m) x 11'10" (3.6m)

Spacious and bright lounge with a large dormer uPVC sash and case window with large window ledge and built-in shelves overlooks the rear aspect. Single pendant light fitting, newly fitted carpet, Tv, various double and single power points, control panel for central heating and 2 double radiators. Recess alcove with shelving and cupboard storage. Further cupboard houses the hot water tank and has shelving for storage. Door to the kitchen.



Kitchen – 7'10" (2.38m) x 4'6" (1.36m) plus door access

Fitted kitchen with wall mounted cupboards and base unit with ceramic tiled splash back to the walls. Electric oven and hob with overhead extractor hood. Stainless steel 1 ½ sink with chrome mixer tap and drainer. Under counter space for a washing machine and fridge. Two double power points, single radiator, 2 recess spotlights to the ceiling, wood flooring and windows overlook the front and rear of the property.



Bathroom – 7'9" (2.35m) x 7'11" (2.4m) max measurement

Low level W.C, wash hand basin with chrome taps and part tiled splashback to the wall. Bath with chrome taps, wall mounted electric Mira Sprint shower, shower curtain and tiling around the walls. Ceiling light fitting, wood flooring, extractor fan. Double radiator, obscure uPVC sash and case window to the rear aspect.



Open arch Hall – 7'0" (2.13m) x 4'1" (1.23m)

Pendant light fitting and newly fitted carpet. This space provides access to the 2 bedrooms.

Bedroom 1- 13'4" (4.06m) x 6'11" (2.1m)

Double bedroom with a pendant light fitting, carpet top the floor, double radiator, 2 double power points. Sash and case window with secondary glazing overlooks the front aspect. Moveable glass screen overlooks Bedroom 2. Recessed alcove with shelving for storage. Built-in press cupboard with narrow shelf storage.



Bedroom 2 – 7'0" (2.13m) x 8'10" (2.69m)

Small double bedroom with a pendant light fitting, carpet top the floor, double radiator, various double and single power points. Sash and case window with secondary glazing overlooks the front aspect. Moveable glass screen overlooks Bedroom 1.



Rear Hall – 7'0" (2.13m) x 6'5" (1.94m)

Multi panel glass door provides access to the rear hall. The Worcester boiler is positioned on the wall, newly fitted carpet, 3 bulb ceiling light fitting, sash and case window with secondary glazing overlooks the front aspect. Carpeted Staircase with handrail leads to the third bedroom.

Bedroom 3- 11'10" (3.6m) x 21'11" (6.68m)

Large double bedroom with a coombe ceiling and dormer uPVC window with curtain pole and hanging curtains overlooks the rear aspect. 2 pendant light fittings, smoke alarm, carpet to the floor, double radiator, various power points, BT point and built-in cupboard houses the meters.



Garden

To the rear of the property is a garden which is retained by a low-lying fence. Mainly laid to lawn with a paved pathway leading to a patio. To the rear of the garden is as tone built-shed for storage.



Note 1

All floor coverings, light fittings, cooker, curtain poles and curtains are included in the sale.

Council Tax Band Currently "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.

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.
