



## **160a High Street Forres, IV36 1NP**



We are delighted to present this recently refurbished Town House located within the proximity of Forres High Street.

The High Street has a good variety of local and national retailers, schools, community events, parks and leisure facilities all within walking distance. Local bus stop and train station serving routes from Inverness to Aberdeen which includes the local airports.

The property has been completely updated throughout and comprises of an entrance hallway, lounge, brand new kitchen/diner with new white goods, 2 bedrooms and new family bathroom. Further benefits include re-wiring throughout, fully insulated, new plastering, installation of new windows and front door, new boiler, flooring and carpets. Off road car parking space.

An internal viewing is strongly recommended.

EPC Rating Band "C"

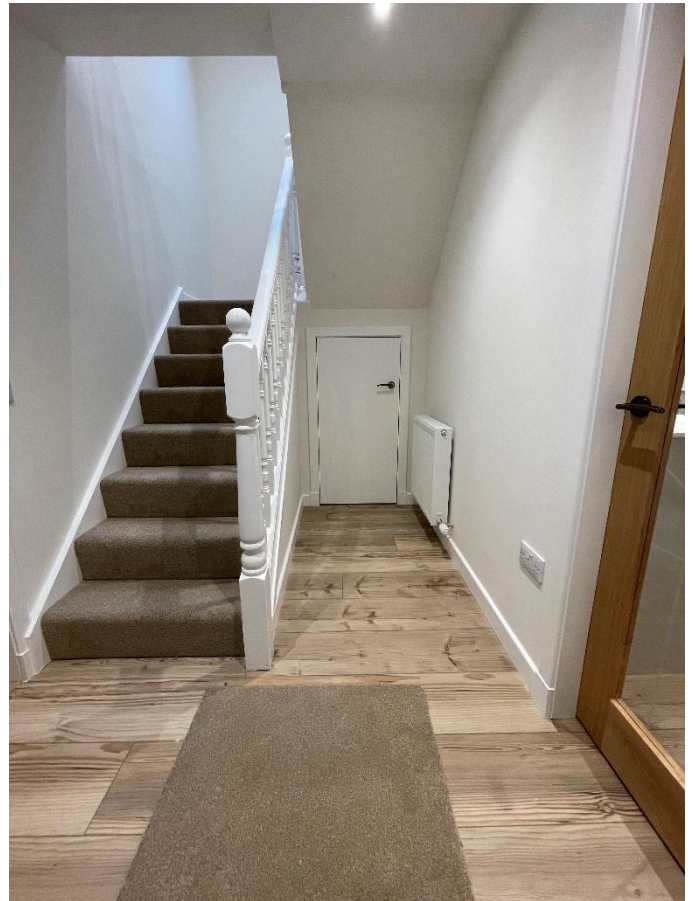
## **OFFERS OVER £140,000**

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

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**Entrance Hallway – 6'0" (1.83m) x 8'11" (2.72m) plus door access**

Entrance to the property is through a secure composite door which leads into the entrance hallway. We have engineered wood flooring, double radiator, double power point, smoke alarm and recessed spotlights to the ceiling. A built-in cupboard conceals the consumer unit and provides 2 further power points. A staircase leads to the 1st floor accommodation and provides under stair storage which wraps around under the stairwell.



**Lounge - 11'11" (3.62m) x 11'7" (3.52m) within the window recess.**

Great sized lounge with a pendant light fitting to the ceiling, engineered wood flooring which flows from the hallway without thresholds. Two recessed alcoves with shelving for storage. Various double power points and further 5amp light sockets. High level Tv socket. Upright radiator. Sash and case styled double glazed window overlooks the front aspect. Small cupboard access to the stop cock. Glass panel door to the hallway.

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**Kitchen/Diner – 11'2" (3.4m) x 11'2" (3.4m) plus window recess**

Fabulous modern fitted kitchen finished with a white gloss fronted wall mounted cupboards with under unit lighting and base units with a Sabbioso Marble compact laminate worktop and ceramic tiled splash back to the wall. Integrated appliances include a fridge/freezer, eye level oven, microwave, ceramic hob with built-in overhead extractor hood, washing machine and recessed sink with chrome mixer tap and drainer. Upright radiator, sash and case styled double glazed windows overlooks the front aspect. Recess spotlights to the ceiling which are operated on a dimmer switch, heat detector, various power points. Wood flooring. Ample space available for a dining table and chairs.





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**Staircase & Landing – 9'8" (2.94m) x 3'5" (1.03m)**

Carpeted staircase with a white painted balustrade and spindles leading up to the 1<sup>st</sup> floor. On the landing there is further carpet to the floor, recess light fittings, loft access, smoke alarm, power point and built in cupboard which houses the Alpha boiler and provides further shelved storage and carpet to the floor. A velux window overlooks the rear aspect. Doors lead to the 2 bedrooms and bathroom.



**Bedroom 1 – 12'3" (3.73m) x 11'11" (3.62m) max measurement**

Double bedroom with 5 recess lights to the ceiling, carpet to the floor, various power points, double glazed uPVC sash and case styled window overlooks the front aspect.





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**Bedroom 2 – 12'7" (3.83m) x 8'0" (2.44m) narrowing to 6'3"(1.89m)**

Double bedroom with recess lights to the ceiling, carpet to the floor, various power points, double glazed uPVC sash and case styled window overlooks the front aspect.



**Bathroom – 5'11" (1.8m) x 5'4" (1.62m)**

Newly furnished bathroom with a bath with mixer tap and wall mounted mains operated shower with rain shower head and further showering attachment, tiled walls. Low level W.C and vanity wash hand basin with chrome taps and tiled splash back with side open shelving. Wood effect vinyl to the floor, chrome heated towel rail, extractor fan, 2 recess spotlights to the ceiling, velux window to the rear aspect.



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## **Outside space**

To the front of the property is a shared access with rights of way for the 3 terraced properties. A secure gate just off the high street encloses the lane. There is an area to bin storage and a timber shed.

Off roads car parking space.

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

Council Tax Band "B"



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**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.

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