



## **9 Croft Road**

### **FORRES IV36 3JS**



We are delighted to offer this well presented 4 Bedroom Detached Family Home located in a quiet residential area on the East side of Forres.

The property has been modernised throughout and finished to a high standard.

Accommodation comprises; Entrance Vestibule, Hallway, Lounge, Kitchen/Diner, Utility Room, Cloakroom, Dining Area with Open plan Family Room. 3 Double Bedrooms and Shower Room. Master Bedroom with en-suite Bathroom and Walk-in Wardrobes on the 1st Floor.

Further benefits include; Gas Central Heating, Double Glazing, uPVC Soffits, Integral Garage with Driveway, Outside Summerhouse/Workshop and Timber Shed. Front and Large Private Garden to the rear.

EPC Rating Band "D"

## **OFFERS IRO £395,000**

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

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An external porch with tiled floor provides access to the property.

**Entrance Vestibule – 4’8” (1.41m) x 3’0” (0.91m)**

Entrance to the property is via a secure Everest door with security spy hole leading into the vestibule. Pendant light fitting, coved ceiling, carpet matting to the floor, wall mounted coat hooks and a cupboard providing access to the fuse box. Oak door with glass panel inserts leads to the hallway.

**Hallway – 10’5” (3.17m) x 4’8” (1.41m) extends to 3’2” (0.96m) x 27’8” (8.42m)**

Two pendant light fittings, coved ceiling, wood effect to the floor, Hive heating thermostat control, 2 double power points, smoke alarm and double radiator. Built-in airing cupboards offering shelved storage. Staircase leads to the 1<sup>st</sup> floor accommodation and oak doors lead to the Lounge, Kitchen/Diner, Dining Area/Family Room, Shower Room and 3 Bedrooms.



**Lounge – 16’0” (4.88m) x 13’0” (3.96m) max measurement**

Spacious lounge with 5 bulb ceiling light fitting, coved ceiling, smoke alarm, double radiator and carpet to the floor. Various double power points, 2 TV points, double glazed large picture window with hanging curtains and pelmet which overlooks the front aspect. Focal point of the room is a gas fireplace with marble insert and hearth with a wood surround. Oak door with glass panels inserts leads to the hallway.



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**Kitchen/Diner – 14'0" (4.27m) x 14'1" (4.29m) max measurement**

Good sized kitchen with a range of wall mounted cabinets with under unit lighting and base units with a worktop which is complimented by matching splash back to the walls. Integrated appliances include an eye level combination microwave with electric oven below and warming drawer. 5 ring induction hob with overhead chimney style extractor fan. 1 ½ sink with mixer tap and drainer. Integrated dishwasher and tall fridge. Good variety of cupboards, drawer storage and glass display cabinets. Various power points, TV point, Amtico tile effect flooring, recess halogen spotlights to the ceiling, coved ceiling, heat detector, single radiator and double glazed window with fitted blinds which overlooks the rear aspect. Door to the utility room.



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## Utility Room

Wall mounted cupboards and base units with a roll top worksurface which houses an enamel double sink with mixer tap. Part tiled splash back to the walls. Under counter space for a washing machine and tumble dryer. Ceramic tiled flooring throughout. Double glazed window to the rear aspect and secure uPVC door to the rear garden. Further window to the side aspect. Strip light fitting, single radiator, smoke alarm and carbon monoxide alarm. Ceiling pulley ainer. Walk-in storage cupboard with pendant light fitting, double power socket, tiled floor and part shelving. Door to the Cloakroom and Garage.



## Cloakroom – 8'3" (2.51m) x 3'2" (0.96m)

Low level W.C, pedestal sink with chrome taps and part tiled splashback, wall mounted mirror, towel rail, recess LED light, coved ceiling and obscure window overlooks the side aspect.

## Dining Area leading to Family Room/Sun Lounge – 23'11" (7.28m) x 11'7" (3.52m) narrowing to 10'0" (3.05m)

Dining room with a pendant light fitting, coved ceiling, wood effect to the floor, 2 double power points, double radiator and ample space available for a dining table and chairs. Open plan to the Family room. Double French oak doors with glass panel inserts lead to the hallway. Lovely bright and airy Family room with uPVC double glazed windows with fitted blinds to three aspects enjoying lovely views of the rear aspect. uPVC double glazed French doors with integrated blinds open into the garden. Small double radiator, TV and various double power points. Carpet to the floor.





### Shower Room

Modern fitted shower room with vanity deep set sink with chrome mixer tap and bespoke made cabinets finished with a white gloss door, black matt worktop and floating W.C. Two wall mounted medicine cabinets fronted by mirror sliding doors. Corner Shower enclosure with mains digital shower with remote operator out with the cubicle. Shower tray, retractable shower screen doors and wet wall finish to the walls. Full height tiling to the remainder walls and tiled flooring. uPVC ceiling, with recess LED spotlights, extractor fan, Shaver point, heated towel rail, chrome accessories and a further built-in cupboard. Ceramic tiled under floor heating. uPVC double glazed obscure window overlooks the rear aspect.



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**Bedroom 1 – 10'1" (3.07m) x 10'10" (3.3m)**

Double bedroom with a pendant light fitting, coved ceiling, single radiator, wood flooring, various double power points. Built-in double wardrobe fronted by wooden louver doors provides part shelf and hanging storage. uPVC double glazed window with venetian blinds and curtain pole overlooks the front aspect.



**Bedroom 2 – 10'6" (3.2m) x 8'10" (2.69m)**

Double bedroom with a pendant light fitting, coved ceiling, single radiator, wood flooring, various double power points. Built-in double wardrobe fronted by wooden louver doors provides part shelf and hanging storage. uPVC double glazed window with venetian blinds and curtain pole overlooks the front aspect.



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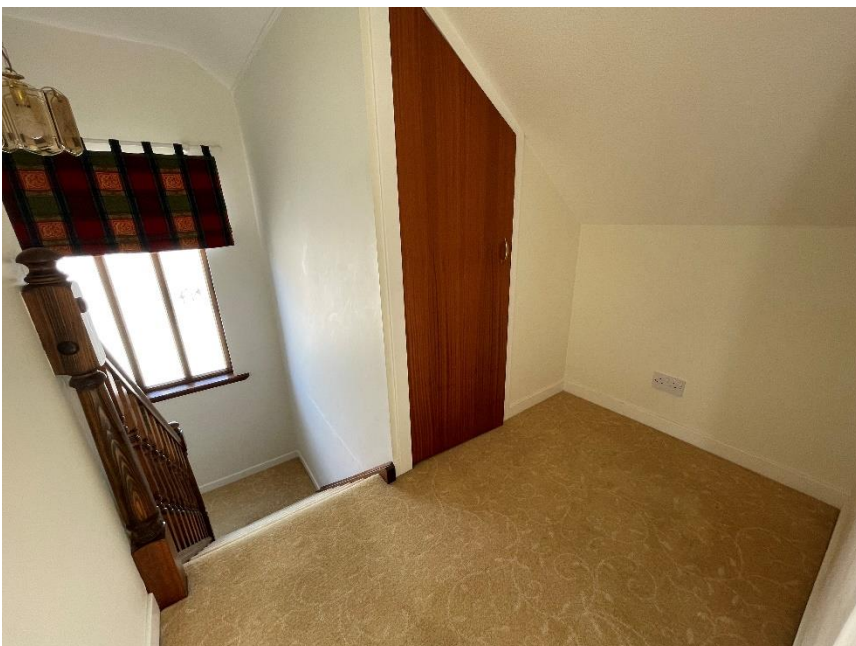
### **Bedroom 3 – 13'5" (4.08m) x 8'10" (2.69m)**

Double bedroom with a pendant light fitting, coved ceiling, single radiator, wood flooring, and various double power points. uPVC double glazed window with venetian blinds and curtain track overlooks the rear aspect.



### **Staircase & landing – 7'4" (2.23m) x 4'2" (1.26m)**

Carpeted staircase with a wooden balustrade and spindles leads to the 1<sup>st</sup> floor. Understair storage cupboard fronted with a louver door. The half landing has a large obscure glazed window. The landing has a pendant light fitting, smoke alarm, carpet to the floor, double power point and built-in storage cupboard fronted by a wooden door. The landing is currently utilised as a home office space.



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**Master Bedroom – 14'10" (4.52m) x 17'5" (5.31m)**

Superb sized Master Suite with light fitting, carpet to the floor, double radiator, TV and various double power points. Two Velux windows with integrated blinds and hanging voiles which overlook the rear aspect. Doors to the Walk-in wardrobe, Dressing Room and En-suite.



**Walk-in Wardrobe – 10'1" (3.07m) x 4'0" (1.21m) extends to 2'7" (0.77m) x 3'9" (1.13m)**

L-shaped with a wall mounted light, shelf and hanging rails for storage.

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**Dressing Room – 8’10” (2.69m) x 4’6” (1.36m) plus loft access**

Dressing area with space for a dressing table. Ceiling LED light, double power point, wall mounted mirror with halogen lights above, two built-in double wardrobes fronted by wooden sliding louvre doors provides part shelf and hanging storage. Carpet to the floor. Door to the Loft.

**Loft space - 12’10” (3.91m) x 7’7” (2.3m) plus eaves**

Pendant light fitting and partial carpet to the floor.

**En-suite – 8’7” (2.61m) x 7’7” (2.3m)**

Modern suite comprising of a white bath with chrome mixer tap, microphone shower attachment and ceramic tiling to the walls. Vanity suite with a floating W.C and sink with chrome mixer tap finished with a high gloss work top and ceramic tiled splash back. Further vanity unit with cupboard storage and display cabinets with a recessed mirror and flyover with recess halogen spotlights. White heated towel rail, 3 recess halogen spotlights to the ceiling and ceramic tiled flooring. Double glazed velux window with integrated blind. to the rear aspect.



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## Front & Rear Garden

The front of the property is enclosed within a partial wall boundary and provides access to the driveway. The garden is mainly laid to lawn with established plants and trees. Paved pathway leads to the front external porch. Raised flower bed with spring bulbs and established plants.



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**Summerhouse/Workshop or Office – 17'1" (5.2m) x 9'4" (2.84m) extends to 12'2" (3.71m)**

4 bulb strip light fitting, panel radiator, wood effect flooring. Double glazed windows and double doors to the garden. Various double power points.

**Timber Shed – 7'9" (2.35m) x 5'10" (1.77m)**

Pendant light fitting and secure door.



Fabulous mature private rear garden which is well designed with a split level and is mainly retained by a hedge boundary. Commencing with a paved patio from the Family room the lower level garden is mainly laid to lawn with established tree and two decorative raised planters with trellis secluding the side where the rotary dryer is. The tiered garden is enclosed within a walled boundary providing a rockery with stepped pathways either side and a sunken pond. The upper garden is level with lawn, flower and shrub borders around the perimeter hedge. The patio has an electric awning with remote control providing sun shelter. The paving wraps around the house where a tiled step and outside light gives access to the back utility door. Outside tap. Further pathway leads to a secure wooden fence with gate which encloses the side. Here you will find a designated area for the bins. The pathway leads onto the front of the property where there is a further wrought iron gate.

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**Driveway & Single Garage – 9'5" (2.86m) x 17'9" (5.41m)**

Tarmac driveway provides off road car parking for 2 vehicles. Electric front door to the garage, with service door to the utility room. Concrete floor and breeze block walls with some partial rafter storage. Single glazed window to the side aspect. Two strip light fittings and power points.

**Note 1**

All lights, blinds, curtains and white goods ( except tumble dryer) and integrated appliances are included in the sale.

Council Tax Band currently "F"

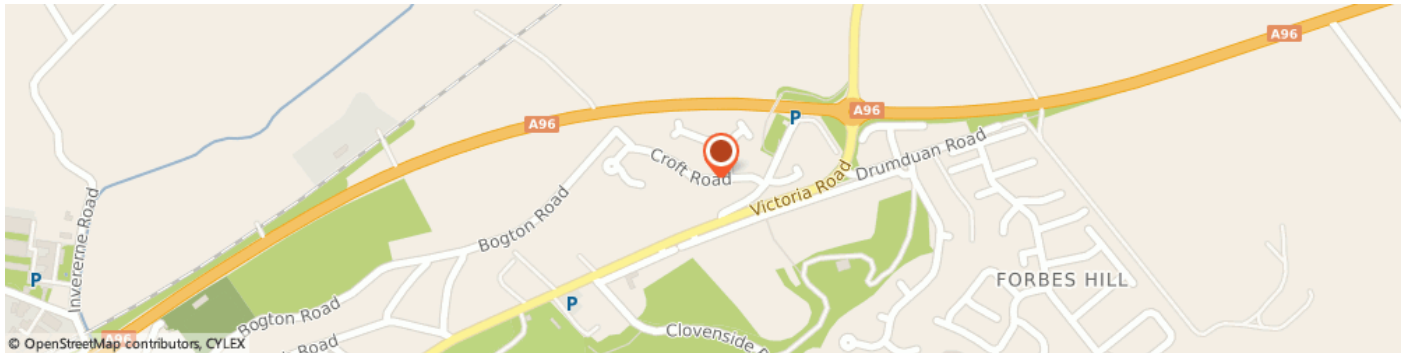
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## Directions

From Elgin turn off the A9 at the roundabout heading towards Forres Town Centre. Take the next turn off on the right and follow the road towards Suenos Stone. Turn left onto Croft Road and the house is located a few hundred yards on the left.



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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.

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

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