



## **3 Lapwing View Forres, IV36 2NW**



We have great pleasure in offer this Modern 3 Bedroom Semi-Detached House which is presented in immaculate condition throughout. The property enjoys an enviable location with views towards the parkland.

Forres is well known for its historical landmarks and beautiful flower displays. The Town centre has a good variety of National and Local retail shops, schools and leisure facilities. A rail and local bus service provides access to Inverness and Aberdeen.

Accommodation comprises; Entrance Hallway, Cloakroom, Lounge, Dining Kitchen, Master Bedroom En-suite, 2 further Bedrooms and a Family Bathroom. Further benefits include Double Glazing, Gas Central Heating with air source heat pump, Loc Block Driveway, Front & Rear Enclosed Garden.

EPC Rating Band "C"

## **OFFERS OVER £215,000**

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

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**Entrance Hallway - 11'3" (3.42m) x 4'3" (1.28m) max measurement**

Entrance to the property is via a secure door with security spy hole and an obscure glazed panel insert. The Hallway has a pendant light fitting and smoke alarm to the ceiling. Wall mounted heating control. Single radiator and a double power point. Wood effect vinyl to the floor. A staircase leads to the 1<sup>st</sup> floor accommodation. Further doors lead to the Cloakroom and Lounge.



**Cloakroom - 6'9" (2.04m) x 3'4" (1.01m)**

Low level W.C and wall mounted wash hand basin with chrome mixer tap. Mid height ceramic tiling to the walls, wood effect vinyl to the floor, chrome heated towel rail and 2 recess halogen spotlights to the ceiling. Xpelair and obscure uPVC double glazed window with venetian blinds overlooks the front aspect.

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**Lounge - 12'11" (3.94m) x 17'0" (5.18m) narrowing to 8'1" (2.46m) maximum measurement**

Good sized lounge with a ceiling light fitting and smoke alarm to the ceiling. Double radiator. TV, BT and various power points. uPVC double glazed window with venetian blind overlooks the front aspect. Carpet to the floor. Multi panel glass doors to the kitchen and hallway.





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### **Kitchen/Diner - 16'8" (5.08m) x 9'7" (2.91m)**

Superb modern fitted Kitchen with a range of wall mounted cupboards with under unit lighting and base units complimented by a roll top work surface and matching upstand and ceramic tiling. Integrated appliances include an eye level single oven, microwave, fridge and freezer, dishwasher, washing machine, gas hob with overhead stainless steel chimney style extractor fan and heat proof splash back to the wall. Composite 1 ½ sink with chrome mixer tap and drainer. Cupboard conceals the wall mounted gas fired boiler. Various power points. Recessed spotlights to the ceiling, Heat detector and smoke alarm. uPVC double glazed window with roman blind overlooks the rear aspect. Ample space for a dining table and chairs. Pendant light fitting above the dining area. Double uPVC double glazed doors leading to the rear of the property, with fitted venetian blinds. Double radiator, TV point and various power points, wood effect laminate flooring. Built-in understairs cupboard which provides further storage and has a light fitting, power and carpet to the floor.

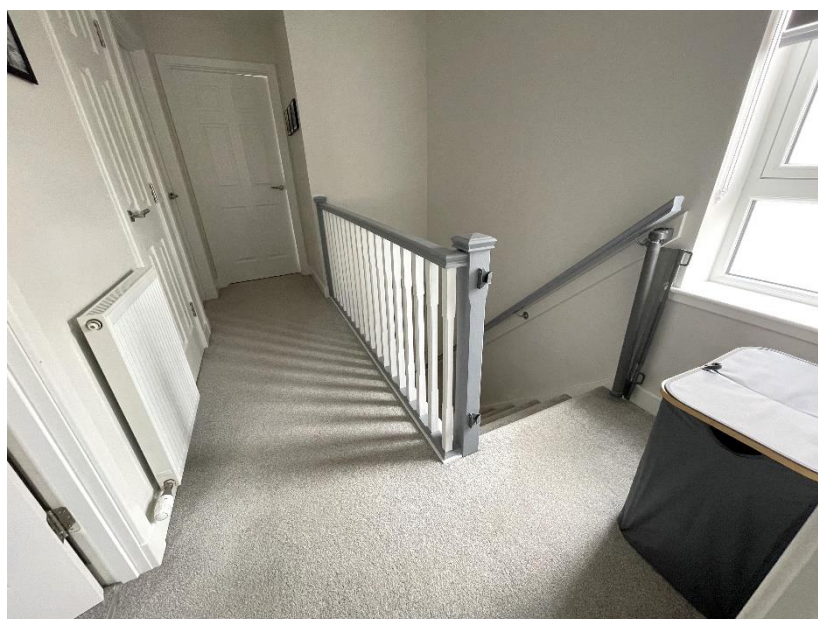






**Staircase & Landing – 7'2" (2.18m) x 12'2" (3.71m)**

A carpeted staircase with white handrail leads to the 1<sup>st</sup> floor accommodation. There is a uPVC double glazed window with day and night blind on the landing which overlooks the side aspect. The landing has a pendant light fitting, smoke alarm and loft access. Double power point. Single radiator. Carpet to the floor. Built-in storage cupboard provides partial shelving. Doors lead to the Bedrooms and Bathroom.





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### **Master Bedroom 1 - 9'2" (2.79m) x 10'5" (3.17m)**

Double bedroom with a pendant light fitting to the ceiling. Double radiator. TV and various power points. Carpet to the floor. Built-in double wardrobe fronted by concertina doors offering part shelf and hanging storage. uPVC windows with curtain pole and hanging curtains overlooks the rear aspect. Door to the en-suite shower room. Carbon dioxide monitor.



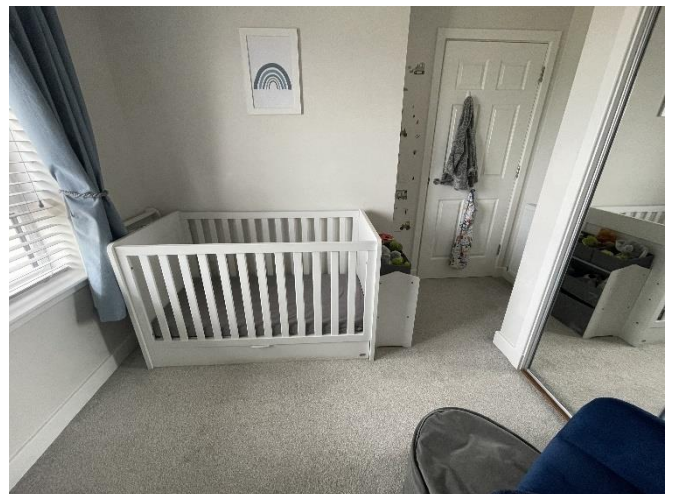
### **En-Suite – 4'11" (1.48m) x 6'7" (1.99m) incl shower recess.**

Floating W.C with concealed cistern and vanity wash hand basin with chrome mixer taps, wall mounted mirror and shaver point. Walk-in shower enclosure with mains operated shower, full height tiling and glass retractable shower screen door. Further mid height tiling to the remainder walls. 3 recess halogen spotlights to the ceiling. Extractor fan. Tile effect vinyl to the floor. Chrome heated towel rail.



### **Bedroom 2 - 8'2" (2.49m) x 8'8" (2.64m) (plus the recess within the wardrobe)**

Double bedroom with a pendant light fitting to the ceiling. Single radiator. TV point and various power points. Carpet to the floor. Built-in double wardrobe fronted by mirror sliding doors offers part shelf and hanging storage. uPVC double glazed window with venetian blinds, curtain pole and hanging curtains overlooks the front aspect.



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### **Bedroom 3 - 8'2" (2.49m) x 9'0" (2.74m)**

Double bedroom with pendant light fitting to the ceiling. Single radiator. TV and various power points. Carpet to the floor. Built-in wardrobe which provides part shelf and hanging storage. uPVC double glazed window with venetian blind overlooks the front aspect.



### **Family Bathroom - 6'11" (2.1m) x 6'5" (1.94m)**

Modern fitted Bathroom comprising; floating W.C with concealed cistern, wall mounted vanity sink with chrome mixer tap and wall mounted mirror. 3 recess halogen spotlights to the ceiling and extractor fan. Bath with mixer tap, mains operated shower and glass shower screen door. Full height tiling to the shower and mid height tiling to the remainder walls. Tile effect vinyl to the floor. Charcoal heated towel rail. Obscure uPVC double glazed window with roman blind overlooks the rear aspect.



### **Front & Rear Gardens**

The front of the property is open plan with an area to lawn and further loc block with a small wall boundary to the side. The rear garden is enclosed within a high timber fence and side secure gate access. The rear has further areas to lawn with stone chip borders, a good-sized patio to enjoy the sunshine, rotary dryer, outside tap and light. Air source heat pump. Access to the kitchen/diner. The side garden has a paved pathway and areas to stone chip which would be suitable for a timber shed and bin store.

### **Driveway**

Loc block driveway offering off road car parking for several cars.





Note 1 –

All floor coverings, curtain poles and integrated appliances are included in the sale.

Note 2 – The blinds are not included in the sale.

Council Tax Band “D”

**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.

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