



## **136 Califer Road, Forres IV36 1JD**



We are delighted to offer this beautifully presented and modernised 2 Bedroom Family Home situated in a popular residential area within the town of Forres.

The property is conveniently located close to a Primary School, Large Supermarket chain and Petrol Station, with the A96 close by it makes an ideal purchase for someone commuting between Aberdeen and Inverness.

Accommodation comprises; Entrance Hallway, Spacious Lounge, Dining Kitchen, 2 Bedrooms and a Family Bathroom. Further benefits include Gas Central Heating, Double Glazing, Front & Rear Enclosed Gardens.

An internal viewing is strongly recommended.

EPC Rating C

### **OFFERS OVER £115,000**

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

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## **Entrance Hallway**

Entrance to the property is through a uPVC double glazed door with security spy hole and glazed panel above. Carpet to the floor. Double radiator. BT point. Single pendant light fitting, coving and smoke alarm to the ceiling. Built in cupboard providing storage space and housing the consumer units. Further built in cupboard offering ample storage space. Access to the Dining Kitchen and door leading to the Lounge. Stairs leading to upper accommodation.

## **Lounge - 15'6"(4.72m) x 10'5"(3.17m)**

Spacious and nicely presented Lounge with a uPVC double glazed window with curtain pole, hanging curtains and matching tie backs overlooks the rear garden. Double radiator. Two pendant light fitting, artex ceiling finished with coving to the ceiling. Carpet to the floor. TV point and various power points. Large under stair cupboard providing storage space. Wall mounted heating thermostat.



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## **Dining Kitchen - 12'7"(3.83m) x 11'9"(3.57m)**

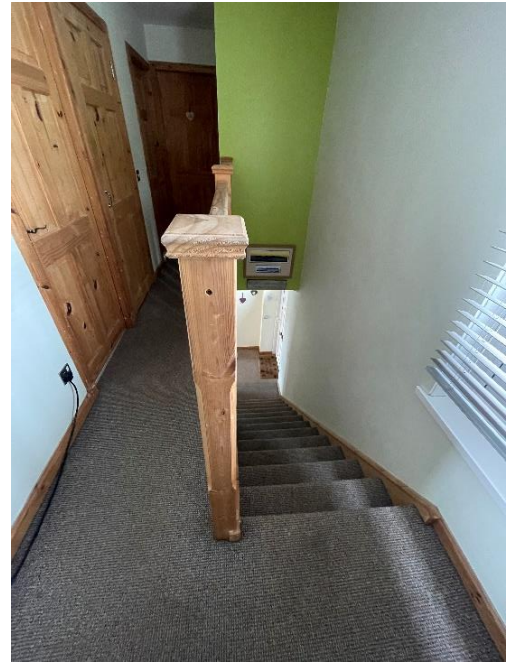
Fabulous, modern fitted Dining Kitchen with a range of wall mounted cupboards and base units with a roll top work surface finished with ceramic tiling to the walls. Integrated appliances include a single electric oven, 4 ring gas hob, overhead stainless steel/glass chimney style extractor, washing machine and dishwasher. Space available for a large fridge freezer. Composite Sink, drainer and mixer tap. Ceramic tiling to the floor. Various power points. Wall mounted xpleair. Two 3 bulb light fittings to the ceiling. Wall mounted gas fired boiler to one corner. uPVC double glazed door with glazed panel leading to the Rear Garden and window overlooking the rear garden, both with roller blinds.



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## **Staircase & Landing**

Carpeted staircase leading to upper accommodation with wooden balustrades. Window to the front aspect with venetian blinds. Single pendant light fitting to the ceiling. Single power point and smoke alarm. Built in storage cupboard offering shelved and hanging storage, single radiator and vinyl to the floor. Door leading to the Bedrooms and Bathroom.



## **Bedroom 1 - 12'8" (3.86m) x 10'3" (3.12m)**

Double Bedroom with uPVC double glazed window with brushed chrome curtain pole and hanging curtains to the rear aspect. Carpet to the floor. Built in double wardrobe providing hanging and shelved storage. Pendant light fitting to the ceiling. Single radiator. TV point and various power points.



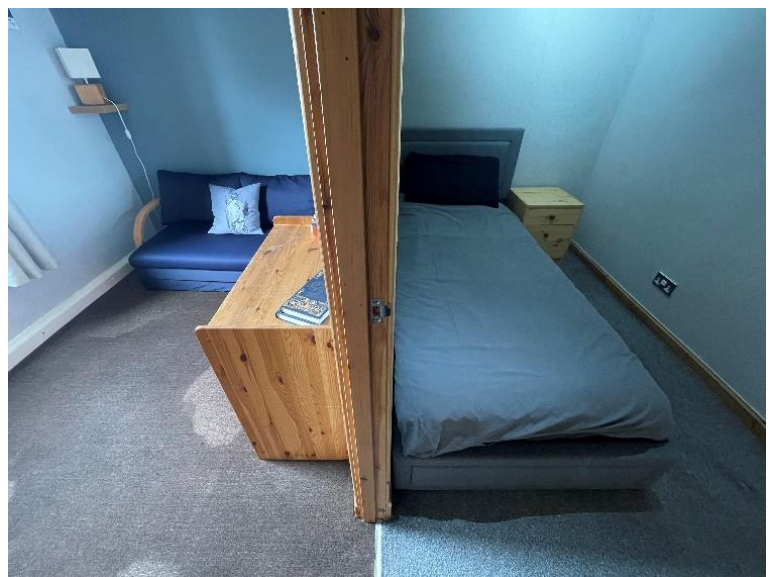
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**Bedroom 2 - 6'7"(1.99m) x 9'10"(2.99m) & 5'6"(1.67m) x 9'10"(2.99m)**

Large Bedroom which currently has been partitioned into two rooms.

The first Bedroom (5'6" x 9'10"), has carpet to the floor, two bulb light fitting to the ceiling, double power point and high-level window between the two rooms. Access to Bedroom 2.

The next Bedroom (6'7" x 9'10") also, two bulb light fitting to the ceiling, carpet to the floor. Various power points. Small double radiator. Double wardrobe offering hanging and shelved storage. uPVC double glazed window overlooking the rear garden with chrome curtain pole and hanging curtains.



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**Family Bathroom - 5'10"(1.77m) x 6'4"(1.92m) extending to 10'7"(3.22m)**

Modern Family Bathroom with three-piece suite comprising of a bath with mixer tap, overhead mains rain shower and second showering attachment, wet wall & shower screen. Floating wash hand basin with mixer tap within a storage unit. Low level WC. Chrome heated towel rail. Recess halogen spotlights to the ceiling and extractor light. Wall mounted mirror. Two windows with obscure glass to the front aspect.



**Front & Rear Gardens**

The Front Garden, with fence boundary is easily maintained, laid to stone chips, a decorative slabbed area, and a pathway leading to the front door. Exterior cupboard providing storage space.



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The Rear Garden is enclosed within a fence boundary and has a large, decked seating area. Stepped stone pathway with stone chips leads to a secure gate at the rear. Small area to artificial lawn and paving. Large, raised timber planter. Stone built shed providing storage space.



**Note 1 -**

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

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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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