



## **7 Earsland Crescent Forres, IV36 1QS**



We are delighted to offer this 3 Bedroom Semi-Detached bungalow which has been substantially upgraded throughout and is located within the popular residential area of Forbeshill in Forres.

The Town of Forres provides a good variety of local and national retailers, leisure facilities, schools, and award-winning parks. Forres Train Station is a short drive away and a bus service offers alternative travel from outside the front door.

Accommodation comprises; Entrance Hallway, Lounge, Kitchen, 3 Bedrooms and a Bathroom. Further benefits include Gas Central Heating, uPVC Double Glazing and Soffits. Front & Rear Garden, Off road car parking.

An internal viewing is strongly recommended.

EPC Rating Band "C"

## **OFFERS OVER £160,000**

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

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**Entrance Hallway – 14'7" (4.44m) x 3'1" (0.93m) extending to 10'0" (3.04m) x 3'1" (0.93m)**

The property is entered through a secure composite door with 2 glass panel inserts leading to the L-shaped hallway. Two LED spotlights, smoke alarm, loft access, carpet to the floor, double and single power points and a single radiator. Wall mounted coat hooks. Doors lead to the lounge, kitchen, bedrooms and bathroom.



**Lounge/Diner – 15'2" (4.62m) x 10'8" (3.25m)**

Bright and airy lounge with a pendant light fitting, carpet to the floor, TV and various power points. Double radiator, smoke alarm and large uPVC window with curtain pole and hanging curtains that overlooks the front aspect.

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**Kitchen – 8'10" (2.69m) x 8'6" (2.59m) plus door access**

Modern newly fitted kitchen with a range of wall mounted cupboards with LED under unit lighting and base units with a roll top worksurface and matching splash back to the wall. Under counter electric oven, induction hob, glass splashback and stainless-steel chimney style extractor hood. Further under counter space for a washing machine and free-standing space for a Fridge/freezer. Recess LED spotlights to the ceiling, various double power points, tile effect vinyl to the floor, wall mounted glow worm boiler, single radiator and uPVC double glazed window overlooks the rear aspect. Heat detector and carbon monoxide alarm. Secure uPVC door with full height glass provides access to the garden.



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**Bedroom 1 – 8'3" (2.51m) x 10'11" (3.32m) plus door access**

Double bedroom with a pendant light fitting, single radiator, various power points, carpet to the floor, built-in double wardrobe provides part shelf and hanging storage. uPVC double glazed window with curtain pole and hanging curtains with tie backs overlooks the rear aspect.



**Bedroom 2 – 6'9" (2.04m) x 9'8" (2.94m)**

Double bedroom with a pendant light fitting, single radiator, various power points, carpet to the floor, uPVC double glazed window with curtain pole and hanging voile overlooks the rear aspect.



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### **Bedroom 3 – 8'9" (2.66m) x 5'6" (1.67m)**

Single Bedroom with a pendant light fitting, carpet to the floor, single radiator, BT and various power points. uPVC double glazed window with hanging curtains overlooks the front aspect. Wall mounted consumer unit.



### **Bathroom – 5'7" (1.7m) x 6'5" (1.94m)**

Low level W.C, pedestal sink with chrome mixer tap, bath with chrome mixer tap and mounted mains operated shower, shower screen and wet wall splashback to the walls. Ceiling light fitting, single radiator, tile effect vinyl to the floor, uPVC double glazed obscure glass window to the side aspect. Wall mounted shelves.



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## **Front & Rear Garden**

The front garden is laid to lawn and enclosed within a fence boundary with a secure wrought iron gate for access. A paved pathway leads to the front door where there is an outside light, this pathway then leads around the side of the property where there is an area to bin store and further storage unit. Secure gate gives access to the rear garden. Mainly laid to lawn the rear is enclosed within timber fencing. With established trees and shrubs around the perimeter. Timber shed for storage. Area to stone chips outside the kitchen and further area to lock block patio to the back corner. Raised flower bed set within a dwarf wall. Washing line. Outside tap. Outside power point.



## **Driveway**

Stone chip driveway retained within timber sleepers provides off road car parking for 2 vehicles.

Note 1 –

All floor coverings, light fittings, blinds and curtains are included in the sale.

Council Tax Band “C”

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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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