



## **Ellan Vannin, Robertson Place Forres, IV36 1EU**



We are delighted to present this 2 Bedroom Detached Family Home which offers spacious accommodation throughout and has been modernised to a high standard.

This property enjoys a central location and is within walking distance of Forres High Street, Tesco and the local Primary School. A Bus Services to Inverness and Aberdeen and Railway links are also just a short walk away.

Accommodation comprises; Entrance Hallway, Lounge, Kitchen with Dining Area, Utility Room, Master Double Bedroom with En-Suite Shower Room, Double Bedroom, Study/Office and a Family Bathroom. Tarmac Driveway, Enclosed Rear Garden, Gas Central Heating and Double Glazing.

An Internal Viewing is Strongly Recommended.

EPC Rating Band "C"

### **FIXED PRICE £210,000**

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

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**Entrance Hallway - 5'10" (1.77m) x 6'10" (2.07m) max measurement**

Secure composite door with 4 obscure glass panel inserts. Ceiling light fitting, double power point, BT point, smoke alarm, radiator and laminate wood flooring. Doors with muti panel glass inserts leads to the lounge and kitchen. Staircase to the 1<sup>st</sup> floor.



**Lounge - 20'9" (6.32m) x 11'9" (3.57m)**

Nicely presented Lounge with 2 pendant light fittings, various power points, TV point and wood flooring. Two uPVC double glazed windows with roller blinds, curtain pole and hanging curtains which overlooks the rear aspect. Further matching window with venetian blinds to the side aspect and two uPVC double glazed windows with venetian blinds, curtain pole and hanging curtains to the front aspect.





**Dining Kitchen – 20'9" (6.32m) x 9'8" (32.94m) narrows at the kitchen to 8'10" (2.69m)**

Modern fitted kitchen with a range of wall mounted cupboards with under unit lighting and base units with a roll top worksurface and ceramic brick effect tile to the wall. Integrated appliances include an electric oven with ceramic hob and stainless-steel chimney style extractor hood. Fridge/freezer, dishwasher and 1 ½ stainless steel sink with chrome mixer tap and drainer. Various power points. Wall mounted shelves for further storage. Wood effect vinyl to the floor. Two pendant light fittings, two uPVC double glazed windows to the rear aspect. Spacious area for a large dining table and chairs. Double radiator and two uPVC double glazed windows with venetian blinds to the front aspect. Further door to the utility room.





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### **Utility Room – 7'3" (2.2m) x 5'9" (1.75m)**

Practical utility with base unit and a roll top worksurface with ceramic tile splashback to the wall. Under counter space for a washing machine and tumble dryer. Single stainless-steel sink with chrome mixer tap and drainer. Double power point, wood effect vinyl to the floor. Wall mounted fuse box, coat hooks and shelving. uPVC double glazed window and secure uPVC door with part obscure glass provides access to the rear garden.



### **Staircase & U-shaped Landing**

Carpeted staircase with handrail which leads to the 1<sup>st</sup> floor landing. Two single pendant light fittings, smoke alarm, single radiator and single power point. Built-in double cupboard which provides storage and access to the loft. uPVC double glazed window with venetian blind overlooks the rear aspect. Doors lead to the Bedrooms and Family Bathroom.



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## **Master Bedroom with En-Suite Shower Room**

### **Bedroom 1- 11'8" (3.55m) x 11'10" (3.6m)**

Double bedroom with 9 recess halogen spotlights to the ceiling, carpet to the floor, large single radiator, TV and various power points. Two built-in double wardrobes fronted by wooden sliding doors offers part shelf and hanging storage. Two uPVC double glazed windows with roller blinds, curtain poles and hanging curtains to the front aspect. Door to the En-Suite Shower Room.



### **En-Suite - 6'2" (1.87m) x 6'4" (1.92m) plus door access**

3-piece suite comprising of a low-level W.C, pedestal wash and basin with chrome mixer tap, wall mounted mirror and extractor fan. Corner shower enclosure with shower tray, tiled walls, mains operated shower and retractable shower screen doors. Further full height tiling to the remainder walls. Chrome heated towel rail and accessories. Tiled Karndean flooring. Obscure uPVC double glazed window to the rear aspect. 4 halogen strip light fitting.



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**Bedroom 2 – 9'10" (2.99m) x 11'9" (3.57m) max measurement within wardrobe recess**

Double bedroom with single pendant light fitting, laminate wood flooring, double radiator and various power points. Built-in double wardrobe fronted by wooden sliding doors offers part shelf and hanging storage. Two uPVC double glazed window with roller blinds, curtain pole and hanging voiles overlooks the front aspect.



**Study/Office – 8'5" (2.56m) x 4'6" (1.36m)**

Single pendant light fitting, single radiator, double power point, wood flooring, wall mounted shelving for storage.



**Family Bathroom - 8'5" (2.56m) x 5'6" (1.67m)**

Modern fitted bathroom with a low-level W.C, large pedestal wash hand basin with chrome mixer tap, wall mounted mirror and tiled finish to the walls. Bath with chrome mixer tap, further showering head attachment and mid height tiling to the walls. Chrome heated towel rail, Karndean flooring, chrome accessories, 4 bulb strip light fitting. Obscure uPVC double glazed window to the rear aspect.

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## Driveway

To the side of the property there is a stone chip driveway to provide off road car parking and this can be secured with the wrought iron double gates. Open access to the rear garden.

## Rear Garden

To the rear there is a large area to lawn with a composite decking to one corner to offer an outdoor lounge area. The garden has high fence boundary along with an overhang of mature shrubs and trees and flower borders around the perimeter line. Washing line, outside light and further patio to the rear access.



## Note 1

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

Council Tax Band Currently "D"

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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.

**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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