



## **12 St Laurence Court, Forres IV36 1QA**



We are delighted to offer this spacious 3 Bedroom Family Home located in a popular residential area and within a short walking distance of the Town Centre, Primary and Secondary Schools. The Town has several Local and National Retail Shops, Supermarkets, Post Office, Leisure facilities and Award-Winning Parks.

Accommodation comprises; Entrance Hallway, Lounge, Dining Kitchen, 3 Bedrooms and a Shower Room. Further benefits include Gas Central Heating, Woodstove, Double Glazing and Enclosed Garden.

An Internal Viewing is Strongly Recommended.

EPC Rating C

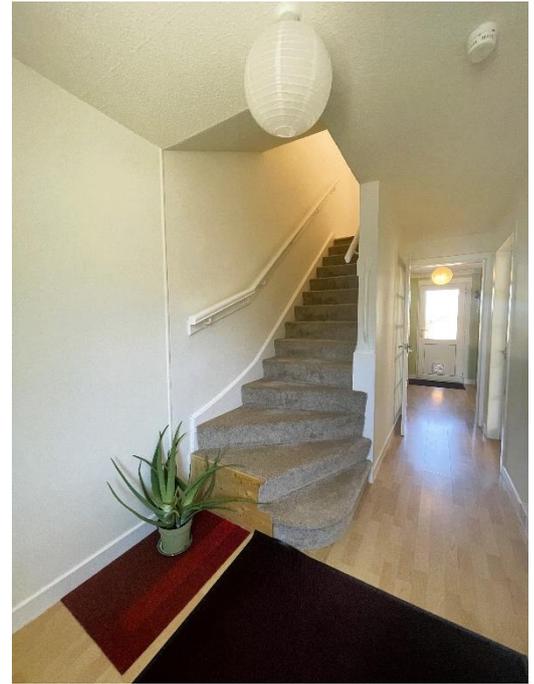
# **OFFERS OVER £142,000**

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

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### **Entrance Hallway**

Entrance to the property is through a uPVC secure door with obscure glazed panel. The Hallway provides access to the Lounge and Dining Kitchen. Stairs leading to upper accommodation. Single pendant light fitting and smoke alarm to the ceiling. Wood effect laminate to the floor. Double radiator and two double power points.



### **Lounge - 16'0"(4.88m) x 11'6"(3.5m)(maximum measurement)**

Multi panel glazed door leading to the bright and airy Lounge from the Hallway. The focal point of the Lounge is a newly installed wood burning stove with a slate hearth, which can be used as alternative source of heating. Original wood flooring. Pendant light fitting. New double radiator. TV point and various power points. Large uPVC double glazed window overlooks the front aspect. Further multi panel glazed door leading to the Kitchen.





**Dining Kitchen - 18'3"(5.56m) x 8'3"(2.51m)(maximum measurement)**

Kitchen offers a range of base units and wall mounted cupboards with a roll top work surface and ceramic splash back tiling. Space for a cooker, fridge and dishwasher, which are included in the sale. Additional space for a washing machine. UPVC double glazed window overlooks the rear garden. Stainless steel sink 1 ½ sink with mixer tap and drainer. Four bulb light fitting to the ceiling and further pendant at the dining area. Double radiator, BT point and various power points incl USB sockets. Part wood effect flooring and part tile effect vinyl to the floor. Built in under stair cupboard with a concertina door provides ample storage space and houses the consumer units. Ample space is available for dining table and chairs. Secure door with obscure glazed panel leading out to the rear garden.





### **Staircase & Landing**

A carpeted staircase leads to the 1<sup>st</sup> floor accommodation with handrails to either side. The landing provides access to the Bedrooms and Shower Room. Single pendant light fitting and smoke alarm to the ceiling. Double power socket. Original wood flooring. Access to the loft which is partially floored.

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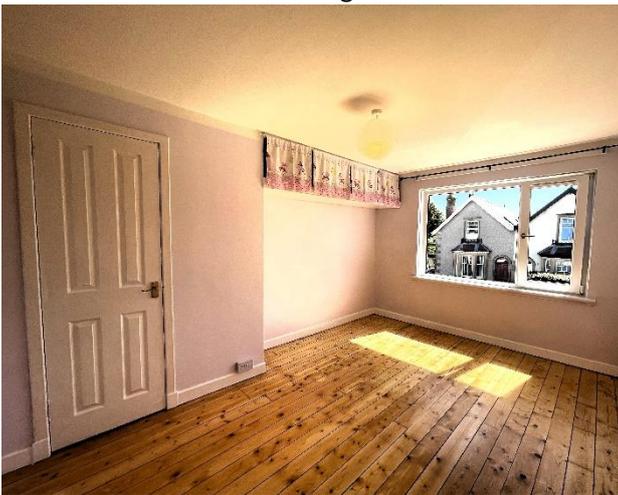
**Bedroom 1 - 10'4"(3.15m) extending to 11'9"(3.57m) x 9'11"(3.02m)**

Double Bedroom with uPVC double glazed window to the rear aspect. Single pendant light fitting to the ceiling. BT and various power points. Original wood flooring. Double radiator.



**Bedroom 2 - 8'3"(2.51m) x 13'8"(4.16m)(plus door recess)**

Double Bedroom with uPVC double glazed window to the front aspect. Pendant light fitting to the ceiling. Original wood flooring. Double and single power points. Double radiator. Built in cupboard offering shelved storage. High raised shelf for further storage.



**Bedroom 3 - 10'3"(3.12m) narrowing to 5'11"(1.8m) x 4'9"(1.44m) extending to 8'1"(2.46m)**

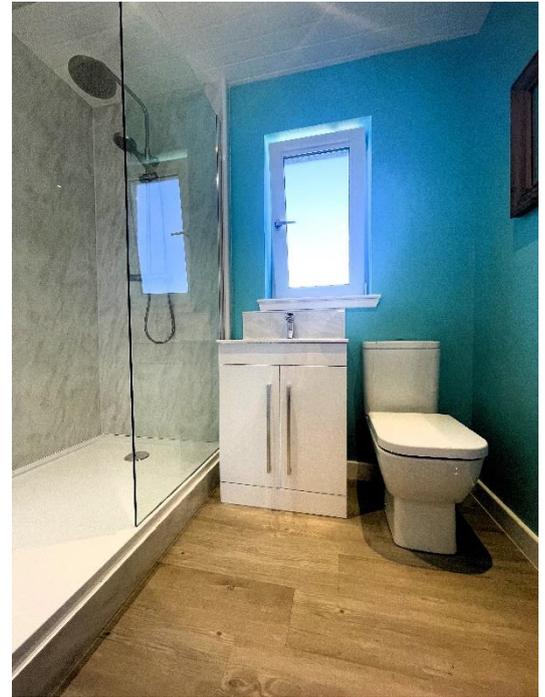
Single Bedroom with uPVC double glazed window to the front aspect. Pendant light fitting. Original wood flooring. Single radiator. Double power point. High raised shelf for further storage with recessed lighting below.



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### **Showers Room - 7'5"(2.25m) x 4'10"(1.46m)**

Modern fitted shower room with a white fitted suite comprising; low level W.C, vanity wash hand basin with chrome mixer tap with wet wall splash back. Large walk-in shower enclosure with Rain shower head and further showering attachment, shower tray, wet wall and glass shower screen. Chrome heated towel rail. Vinyl to the floor. 3 chrome recess spotlights and an extractor fan. Obscure uPVC double glazed window to the rear aspect.

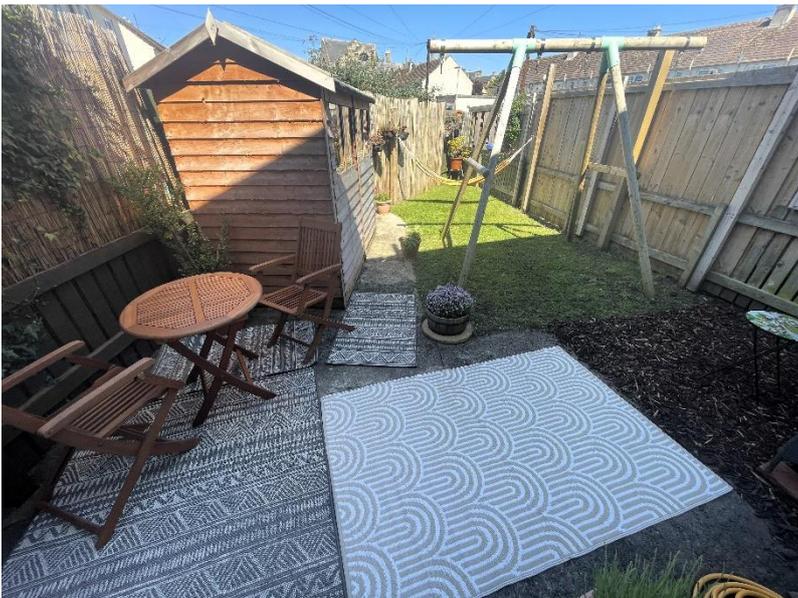


### **Garden**

The Garden to the front is enclosed within a partial wall and fence boundary with a secure gate for access. Easily maintained with stone chips for low maintenance and a paved pathway leading to the front door.

Designed for low maintenance, the rear garden features an area laid to grass, a bark-covered section, and a dedicated space for a table and chairs—perfect for outdoor dining and relaxation.

Additional amenities include an external tap, and power socket and secure fixings for a hammock, making this garden both functional and enjoyable. Access is convenient via a secure timber gate leading to the shared rear path.





Council Tax Band Currently B

Note 1 - All floor coverings, white goods and light fittings 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.

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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