



5 Russell Place, Forres IV36 1BL



We are delighted to present this delightful, 3 Bedroom, Traditional Sandstone Ground Floor Flat.

The property is well presented, very spacious and situated in a superb location close to Forres High Street.

The Town, a winner of the Scotland in Bloom Award, has a good variety of local and national retail shops, supermarkets and a post office. Local and Secondary Primary Schools, award winning parks and leisure facilities are all within walking distance.

Accommodation comprises; Entrance Vestibule, Hallway, Lounge, Kitchen, Three Bedrooms and Bathroom.

The property benefits from Gas Central Heating, Double Glazing and Front & Rear Gardens

EPC Rating Band C

OFFERS OVER £160,000

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

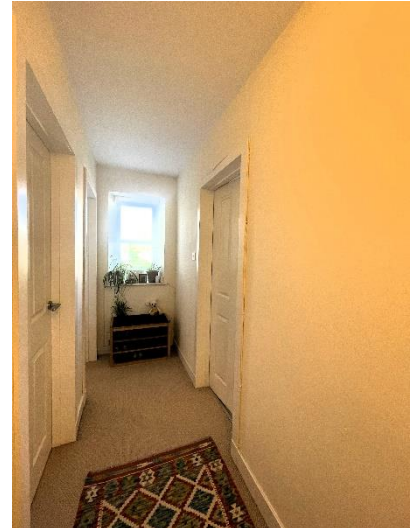
Entrance to this property is through a secure door with glazed panels.

Entrance Vestibule - 3'4" x 3'1"

Single pendant light fitting to the ceiling. Ceramic tiling to the floor. Consumer units, in a concealed wall mounted unit. Door leading to the Hallway.

Hallway - 22'2" x 3'4"

Hallway which gives access to further accommodation. Single pendant light fitting and smoke alarm to the ceiling. Carpet to the floor. Double radiator, BT and double power point. Window to the rear aspect with venetian blind. Build in cupboard (5'7" x 3'5") providing ample storage space, with light fitting.



Lounge - 12'9" x 14'11"

Nicely presented, light and airy Lounge with windows to the front aspect with venetian blinds and chrome curtain pole. Carpet to the floor. Various power points. Single pendant light fitting and smoke alarm to the ceiling. Double radiator. Space available for dining table and chairs. Doors leading to the Kitchen and Hallway.





Kitchen - 10'10" x 8'4"

Fully fitted Kitchen with a range of base units, wall mounted cupboards and display shelves. Roll top work surface and co-ordinating ceramic tiling to the walls. Stainless steel sink, drainer and mixer tap. Integrated appliances include an electric single oven, 4 ring gas hob and overhead extractor. Space available for a washing machine and fridge freezer. Single pendant light fitting and smoke alarm to the ceiling. Window to the rear aspect with venetian blind. Various power points. Door leading to the Hallway and a secure door leading out to the rear garden. Wall mounted gas fired Worcester boiler situated to one corner within a concealed unit.





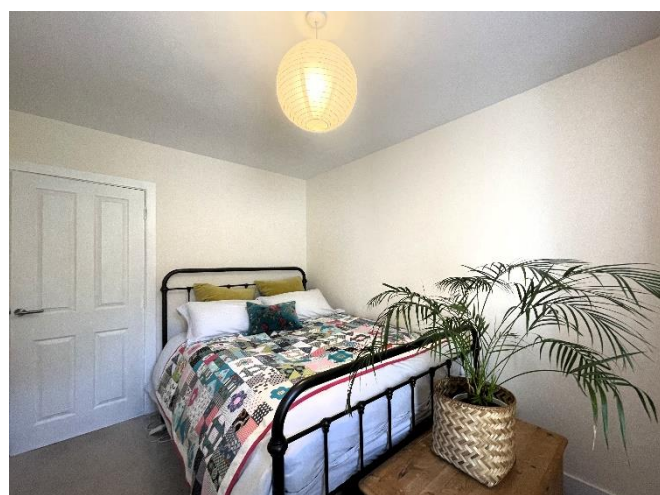
Bedroom 1 - 12'5" x 12'6"

Bright and airy double Bedroom with windows to the front aspect with venetian blinds and chrome curtain pole. Carpet to the floor. Built in cupboard offering ample hanging and shelved storage space. Single light fitting to the ceiling. Various power points. Double radiator.



Bedroom 2 - 8'8" x 13'0"

Single Bedroom with window to the side aspect with venetian blind and chrome curtain pole. Single pendant light fitting to the ceiling. Carpet to the floor. Various power points. Double radiator.



Bedroom 3 - 9'3" x 13'0" (maximum measurement)

Double Bedroom with window to rear aspect with venetian blind and chrome curtain pole. Single pendant light fitting to the ceiling. Carpet to the floor. Two built in double wardrobes offering hanging and shelved storage. Double radiator and various power points.



Bathroom - 8'2" x 5'3" (maximum measurement)

Bathroom low level WC, pedestal wash hand basin with mixer tap, glazed shelf, light fitting and bath with overhead electric shower. Chrome accessories. Ceramic tiling to the walls and floor. Single light fitting to the ceiling. Wall mounted xpelair. Window to the rear aspect with obscure glass and venetian blind. Double radiator. Built in cupboard providing storage space.

Garden

Gate access to the front Garden, which is easily maintained, mainly laid to stone chips with mature shrubs and trees. Paved pathway leading to the front door.

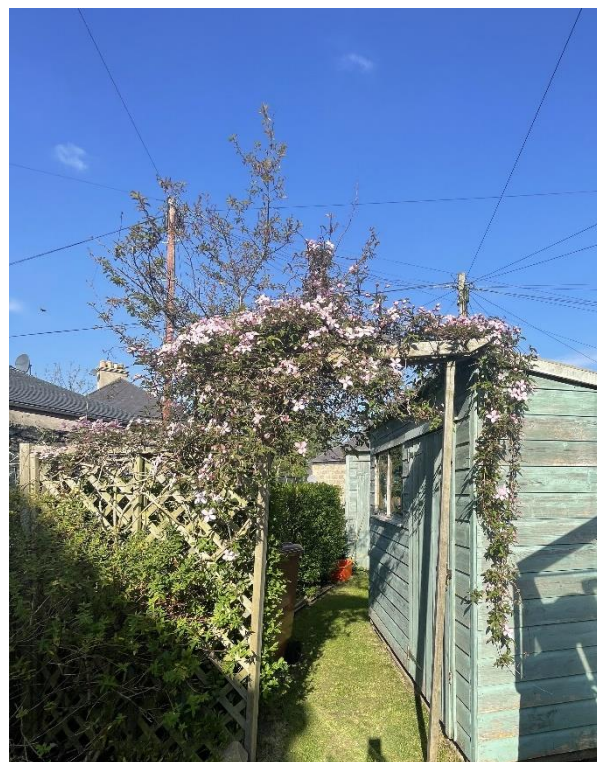
Charming and beautifully kept garden to the rear of the property which is enclosed by a fence boundary, mainly laid to grass with mature shrubs and trees. Vegetable patch. Wood stores. Paved patio seating area and also a decked seating area. Two timber sheds situated to the bottom of the garden.

Council Tax Band B

Note 1

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





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.
