



## **5 Fraser Street, Forres, IV36 1HH**



We are delighted to offer this lovely 3-bedroom Mid-Terraced House located in a quiet cul-de-sac at the West End of Forres.

The property is well positioned close to the local Primary School, Supermarkets, Bakers and High Street Retailers. Bus & Rail Links are easily accessible within a few minutes' walk.

The spacious accommodation comprises; Entrance Porch, Hallway, Cloakroom, Lounge, Kitchen/Diner, 3 Bedrooms and a Shower Room. Further benefits include Gas Central Heating, uPVC Double Glazing, Front and Rear Enclosed Garden.

An internal viewing is strongly recommended.

EPC Rating Band "C"

## **OFFERS OVER £125,000**

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

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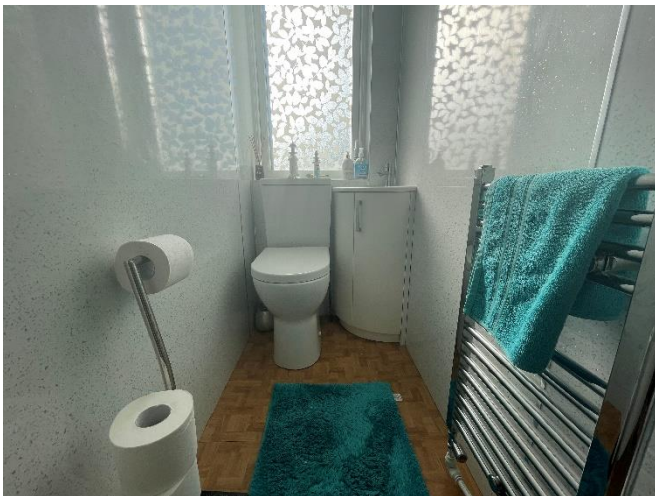
Entrance to the property is through a uPVC door with ornate glass panel inserts and an overhead obscure glazed window.

**Vestibule – 2'10" (0.85m) x 3'8" (1.01m)**

Ceiling light fitting, wood linings to the walls and ceiling, laminate wood to the floor and open arch to the hallway.

**Hallway – 11'9" (3.57m) x 3'3" (0.98m)**

Pendant light fitting, smoke alarm, double radiator, single power point, thermostat control panel, and laminate wood flooring. Staircase with built-in cupboard provides storage and access to the consumer units. Doors to the cloakroom, Lounge and kitchen.



**Cloakroom – 2'10" (0.85m) x 4'9" (1.43m)**

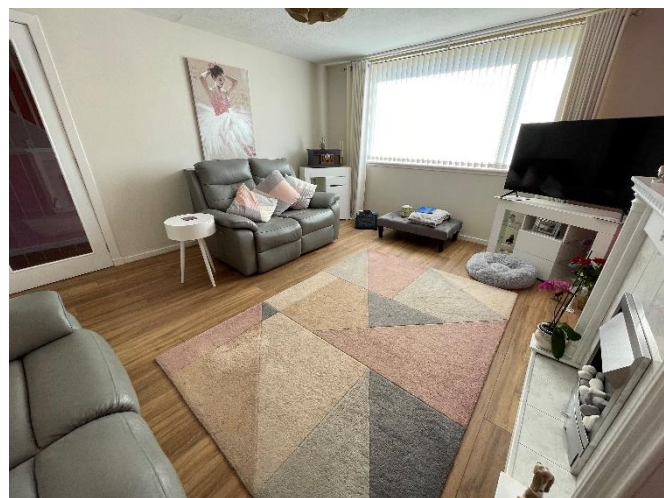
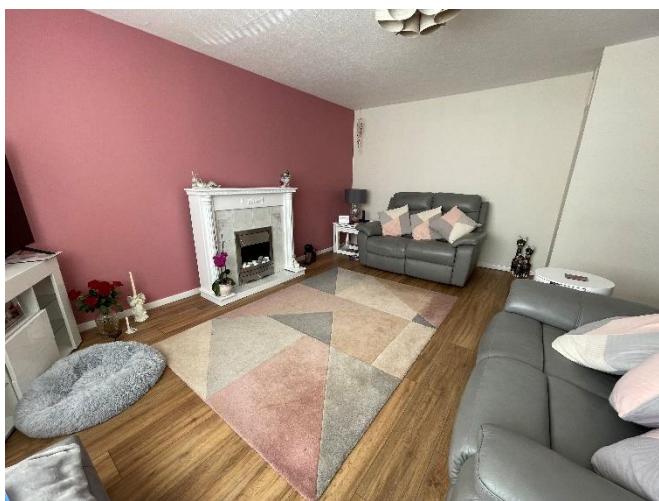
Low level W.C, corner wash hand basin with a chrome mixer tap. Full height wet wall to the walls. Ceiling with two recess halogen light fittings, chrome heated towel rail, window with obscure film to the front aspect. Tile effect flooring.

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**Lounge – 15'9" (4.8m) x 13'0" (3.96m)**

Spacious front facing lounge with large uPVC window fitted with vertical blinds, curtain pole and hanging curtains. Central pendant light fitting, TV, various power points, radiator with display radiator cover. Focal point is an electric fireplace. Two small feature alcoves. Flooring.



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### Kitchen/Diner – 8'7" (2.61m) x 19'6" (5.94m)

Modern kitchen with a range of wall mounted cupboards and base units with a roll top worksurface and ceramic tiled splash back to the wall. Integrated appliances include an undercounter double oven, hob with stainless steel chimney style extractor hood. 1 ½ sink with chrome mixer tap and drainer. Under counter space for a washing machine and dishwasher. Free standing space for a fridge/freezer. Built-in larder cupboards, 6 bulb ceiling light fitting, heat detector, tile effect vinyl to the floor. uPVC window with roller blind which overlooks the rear aspect. Various double and single power points. Open arch to the dining area. 5 bulb ceiling light fitting, double radiator, two double power points, BT point, tile effect flooring, uPVC window with curtain pole and hanging curtains to the rear aspect. Secure uPVC door with two-part obscure glass windows provides access to the garden. Glass panel door to the hallway.





**Staircase & Landing – 9'4" (2.84m) x 3'1" (0.93m) extending to 6'5" (1.94m) 2'11" (0.87m)**

Carpeted staircase with painted balustrade and spindles leads on to the landing. Pendant light fitting, carpet to the floor, smoke alarm, carbon monoxide alarm, loft access. Single power point. Built-in cupboard houses the Potterton Boiler. Doors lead to the 3 bedrooms and shower room.

**Shower Room – 5'5" (1.64m) x 6'8" (2.02m)**

Low level W.C, wall mounted ash hand basin with chrome taps, walk -in shower enclosure with shower tray, Mira advance shower, full height wet wall to the walls, and retractable shower screen doors. Ceiling light fitting, extractor fan, Anti-slip wet room vinyl to the floor, chrome heated towel rail. Obscure uPVC window with roller blind overlooks the rear aspect.



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**Bedroom 1 – 13'0" (3.96m) x 9'11" (3.02m) plus door access**

Double bedroom with a pendant light fitting, various double power points, double radiator, fitted wardrobes fronted by sliding doors offering part shelf and hanging storage. uPVC double glazed window with curtain pole and hanging curtains overlooking the front aspect. Carpet to the floor.



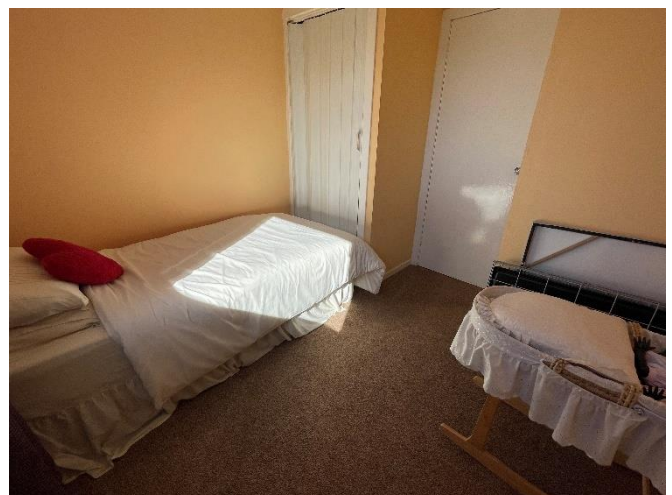
**Bedroom 2 – 9'1" (2.76m) x 12'8" (3.86m)**

Double bedroom with a pendant light fitting, various double power points, double radiator, fitted wardrobes fronted by part mirror sliding doors offering part shelf and hanging storage. uPVC double glazed window with curtain pole and hanging curtains overlooking the rear aspect. Carpet to the floor.



**Bedroom 3 – 9'5" (2.86m) x 7'1" (2.15m) plus door access**

Single bedroom with a pendant light fitting, various power points, carpet to the floor, Built-in wardrobe fronted with concertina doors provides part shelf and hanging storage. uPVC double glazed window with curtain pole and hanging curtains overlooking the front aspect.



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## **Front & Rear Garden**

The front of the property is secured within a timber fence and part dyke wall. A paved pathway leads to the front door for easy access. The garden is laid to stone chips for easy maintenance with a decorative circular planter. Further shrubs along the side and paved seating area outside the lounge window.

The rear garden is mainly laid to paving stones with a rotary dryer, outside tap and full height timber fence with gate to the rear lane. Divided section with feature arbour, area laid to artificial lawn and access to the large timber shed. Security light.



Council Tax Band – B

### **Note 1**

All floor coverings, light fittings, blinds, curtains and curtain poles are included in the sale. Fireplace in lounge, washing machine, tumble dryer and table and chairs in kitchen are included. Wardrobes and chest of drawers in Bedroom 1 are included.

### **Note 2**

Fridge/Freezer available by separate negotiation.

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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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