



71 Califer Road, Forres IV36 1JB



We are delighted to offer this very well presented 2 Bedroom End Terraced Family Home located in the West End of Forres and within close proximity of the A96 making it an ideal location for commuting to Elgin and Inverness.

Accommodation comprises; an Entrance Hallway, Lounge, Dining Area, Kitchen, 2 Double Bedrooms and a Family Bathroom. The property benefits further from Double Glazing, Gas Central Heating, Front and an Enclosed Rear Garden.

The property is within walking distance to the Town Centre providing a range of local Retail Shops, Supermarkets, Post Office, Butchers, Swimming Pool, Leisure Centre, Golf Course and is within walking distance of the well-respected Primary Schools.

EPC Rating C.

Viewing is Highly Recommended.

OFFERS OVER £120,000

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

Entrance to the property is via a secure wooden door with decorative glazed panels.

Entrance Hallway

Entrance Hallway with single pendant light fitting and smoke alarm to the ceiling. Carpet to the floor. Built in cupboards housing the Alpha gas fired condensing combi-Boiler, the consumer units and also offers storage space. Further built in cupboards providing ample storage space. Double radiator. Stairs leading to upper accommodation. Decorative opaque glazed doors leading into the Lounge and the Kitchen.



Lounge - 14'2" x 11'7"

Good sized Lounge with window to the front aspect, with vertical blinds, chrome curtain pole and hanging curtains. Carpet to the floor. BT, TV and various power points. Double radiator. Single pendant light fitting and coving to the ceiling. Archway leading to the Dining Area.





Dining Area - 9'6" x 8'4"

uPVC double glazed window overlooking the Rear Garden with vertical blinds, chrome curtain pole and hanging curtains. Single pendant light fitting and coving to the ceiling. Wood effect laminate to the floor. Double radiator. Various power points. Door leading to the Kitchen.



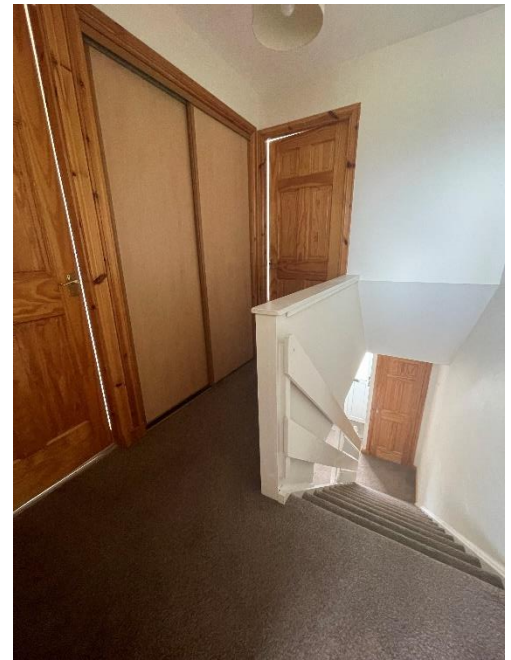
Kitchen – 10'2" x 7'11"

Smart, modern fitted Kitchen with a range of base units and wall mounted cupboards finished with a black brick style tile to the walls and Junker style work tops. Integrated appliances include a Samsung electric single oven, 4 ring gas hob, overhead extractor and dishwasher. Space available for a washing machine and fridge freezer. Tile effect laminate to the floor. Various power points. Double radiator. Window to the rear aspect with roller blind. Six recessed spotlights to the ceiling. Secure door with multi panel glazed inserts leading out to the Rear Garden and a door leading to the Hallway.



Staircase & Landing

Carpeted staircase leads to the upper accommodation with a painted banister. Single pendant light fitting and smoke alarm to the ceiling. Built in double wardrobe offering hanging and shelved storage. Doors leading to Bedrooms and Family Bathroom.



Bedroom One - 11'7" x 9'6"(plus door recess)

Double Bedroom with window to the rear aspect with pine curtain pole and roller blind. Carpet to the floor. Single pendant light fitting to the ceiling, controlled by a dimmer switch. Double radiator. Various points. Built in cupboards with light fitting and provides access to a partially floored loft space. Built in wardrobe offering hanging and shelved storage, fronted by mirrored doors.



Bedroom Two - 14'11" x 9'7"

Large Double Bedroom with two uPVC double glazed windows to the front aspect with white curtain poles and hanging curtains. Single radiator. Carpet to the floor. Open shelf storage. Various power points. Double wardrobe offering hanging and shelved storage, fronted by mirrored doors. Single radiator. Single pendant light fitting to the ceiling, controlled by a dimmer switch.



Bathroom - 7'10" x 5'6"

Modern Family Bathroom comprising a low-level W.C, pedestal wash hand basin and bath with overhead electric shower and shower curtain. Window to the rear aspect with obscure glass. Ceramic tiling to the walls. Single pendant light fitting to the ceiling. Chrome accessories. Single radiator. Vinyl to the floor.



Garage, Front & Rear Garden

The garage is situated within a block of 6 garages, has an up an over door.



The front garden is stone chipped, for easy maintenance with a wall boundary and paved pathway leading to the front door. The rear garden has an area which is laid to grass and rotary dryer. Paved patio seating area. The Garden is enclosed by a fence boundary with secure gate to the side.



Note 1

All carpets, floor coverings, light fittings, curtains, blinds and poles are all included in the price. All Integrated appliances are included in the sale.

Council Tax Band 'B'

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
