



## **20 Curlew Road, Forres IV36 2PQ**



We are delighted to offer this Modern 2 Bedroom Ground Floor Apartment built by Springfield Properties, which is located in a popular new residential area of Forres.

Forres is a thriving Town located on the Moray Coast. You will find a variety of Shops, Supermarkets, Schools, Leisure and public facilities along with a dedicated rail and bus service providing transport to the neighbouring Towns and Cities of Aberdeen and Inverness.

Spacious accommodation comprises; Private Entrance Hallway, Lounge with Open Plan Dining Kitchen, Two Double Bedrooms and a Bathroom. Further benefits include Off Road Car Parking, Gas Central Heating and Double Glazing.

An Internal Viewing Is Highly Recommended.

EPC Rating Band B

# **OFFERS OVER £140,000**

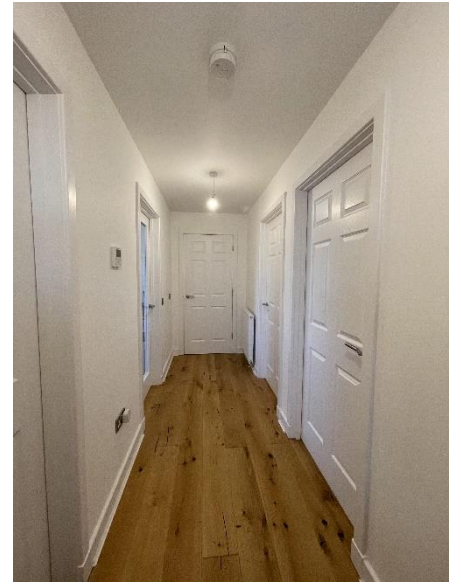
**Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296**

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### **Entrance Hallway - 16'8" x 4'2"**

Entrance to the property is via a secure door with obscure glass panel insert and security spy hole.

Two single light fittings and smoke alarm to the ceiling. Oak engineered flooring. Single radiator and two double power points. Wall mounted heating control. Walk in cupboard (4'1" x 6'9" max measurement) providing ample storage space, light fitting and houses the consumer units. Doors leading to the Lounge, Bedrooms and Bathroom.



### **Lounge - 14'0" x 12'7"**

Multi panel glazed door leads to a nicely presented and spacious Lounge, open plan to the Dining Kitchen. The Lounge has a single pendant light fitting and smoke alarm to the ceiling. Oak engineered flooring. Double radiator, various double power points, TV and BT point. Window with chrome curtain pole overlooks the rear aspect. Open plan to the Dining Kitchen.





### **Dining Kitchen - 11'3" x 10'5"**

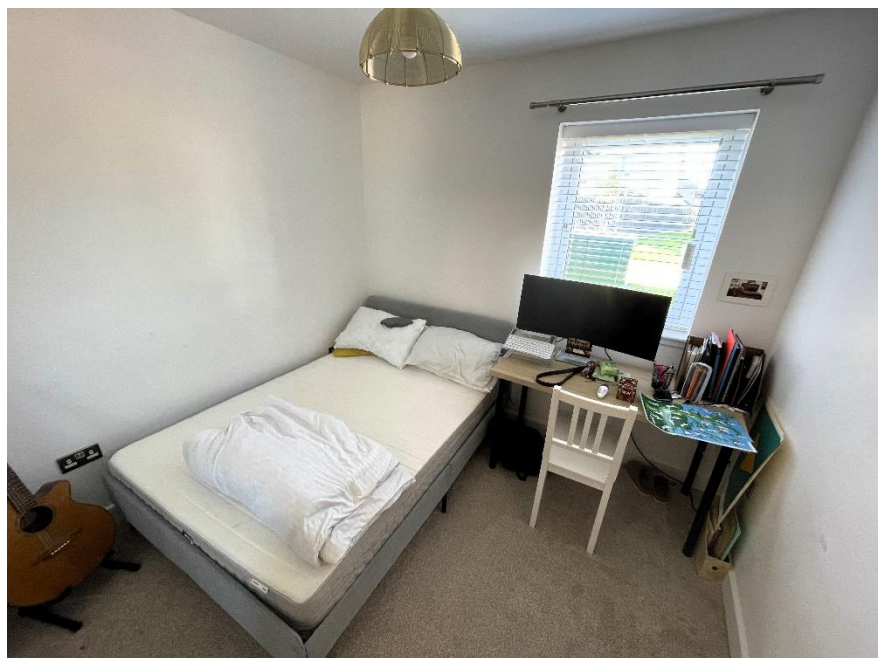
Modern fitted Kitchen with a range of wall mounted and base units with a roll top work surface and up stand. Integrated appliances include a single oven with chrome splash back, 4 ring gas hob with overhead glass and stainless-steel extractor fan finished with a glass sparkle splash back to the wall. Further integrated appliances include a fridge/freezer, microwave, sink with mixer tap and drainer, washer/dryer and dishwasher. Various power points. Single pendant light fitting, heat detector and carbon monoxide alarm. Double radiator. Wall mounted gas fired Daiken boiler is concealed within a cupboard. Oak engineered flooring. uPVC double glazed window to the rear aspect with chrome curtain pole. Wall mounted stainless steel shelving. Ample space available for a dining table and chairs.





**Bedroom 1 - 9'0" x 10'6" (maximum measurement)**

Double bedroom with a single pendant light fitting to the ceiling. Single radiator. Carpet to the floor. Various power points. TV and BT point. uPVC window overlooks the rear aspect with chrome curtain pole. Built-in double wardrobe offering part shelf and hanging storage which is fronted by mirror sliding doors.



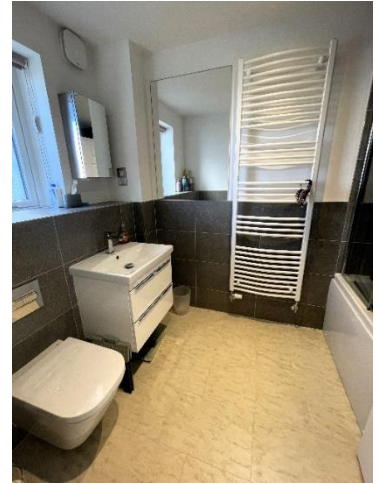
**Bedroom 2 - 10'7" x 9'3"**

Double bedroom with a single pendant light fitting to the ceiling. Single radiator. Carpet to the floor. Various power point, TV and BT points. uPVC window with overlooks the rear aspect with curtain pole. Built-in double wardrobe offering part shelf and hanging storage which is fronted by mirror sliding doors.

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### **Bathroom - 5'9" x 8'8"**

Modern Bathroom with a low level WC with concealed cistern, wash hand basin with mixer tap, within a vanity unit, providing storage space and bath with overhead mains shower and shower screen. Ceramic tiling to the walls. Tile effect luxury vinyl to the floor. Wall mounted heated towel rail. Wall mounted medicine cabinet front by a mirror door. Wall mounted xpelair and shaving point. Wall mounted mirror.



### **Communal Area**

The communal areas surrounding the flat is a shared lawn with a paved pathway leading around the building.

### **Parking**

Loc block Communal parking area with ample spaces available for off road car parking.



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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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