



10 Roysvale Place

Forres, IV36 1PN



We are delighted to present this fabulous 3 Bedroom End-Terraced Cottage located in the desirable area of Roysvale Park.

The property is well positioned for easy access to Forres High Street and the retail shops. The Swimming Pool and leisure facilities, Tennis Courts and Schools are all nearby. Sanquhar Pond and the Woodland walks are just a few minutes' walk.

Accommodation comprises; Entrance Porch, Lounge, Kitchen, Rear Hallway, 3 Double Bedrooms, Shower Room. Further benefits include Gas Central Heating, uPVC Double Glazing, Front and Rear Enclosed Gardens. Large Stone Chip Driveway for off road car parking and Stone built garage.

An internal viewing is strongly recommended.

EPC Rating Band "D"

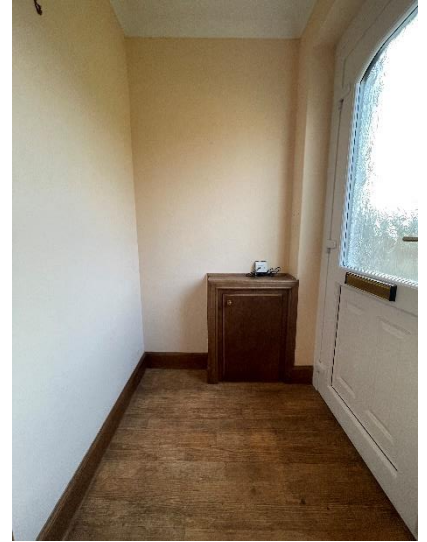
OFFERS OVER £185,000

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

Entrance Porch - 4'4" (1.31m) x 4'6" (1.36m)

Entrance to the property is through a secure uPVC door with a half obscure glazed panel which leads directly into the vestibule.

Pendant light fitting, artex papered ceiling finished with coving, wood effect vinyl to the floor. Open reach Bt Connection and cupboard which houses the fuse box and a single power point. Multi Panel glass door to the lounge.



Lounge - 13'4" (4.06m) x 16'4" (4.98m)

Good sized lounge with a 3-bulb ceiling light fitting, artex papered ceiling finished with coving, large double radiator, various double power points, Two TV points, BT point. UPVC double glazed windows with vertical blinds, curtain pole and hanging curtains to the front aspect. Carpet to the floor. Focal point of the room is an electric fireplace with wood effect surround. Multi panel glass doors lead to the kitchen and rear hallway.





Kitchen - 13'3" (4.03m) x 8'4" (2.54m)

Modern fitted kitchen with a range of wall mounted cupboards, display cabinet and wine storage. Base units with a white sparkle roll top worksurface and ceramic tiled splash back to the walls. Under counter electric oven and hob with built-in overhead extractor hood. Stainless steel 1 ½ sink with mixer tap and drainer. Under counter space for a washing machine and fridge/freezer. Various double power points. TV point. Double radiator, control panel for the heating/hot water, vinyl to the floor, 2 x 4 bulb strip light fittings, artex papered ceiling finished with coving. UPVC double glazed window with roman blind overlooks the front aspect. Space for a small kitchen table and chairs.



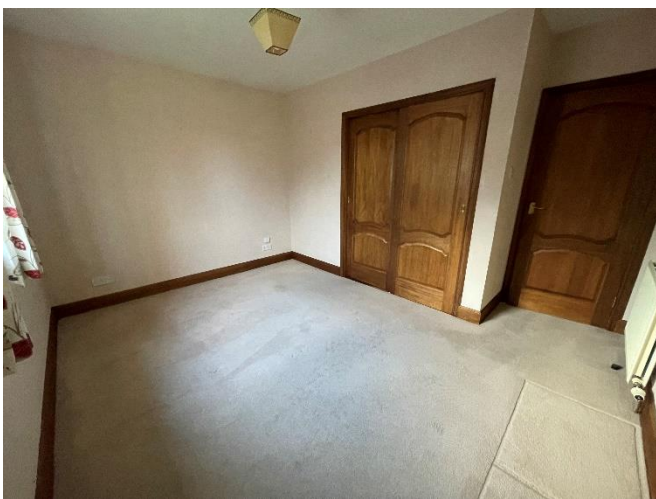
Rear Hallway - 7'2" (2.18m) x 7'7" (2.3m) extends to 15'11" (4.85m) x 3'3" (0.98m)

Two pendant light fittings, coved ceiling, carpet to the floor, double and single power point. Recessed alcove with feature mirror. Radiator. UPVC door with obscure glazed panels leads to the side aspect. uPVC double glazed window with net voile overlooks the side. Loft access. Built-in cupboard with shelving for storage. Carbon monoxide alarm and thermostat regulator. Doors lead to the 3 bedrooms and a shower room.



Bedroom 1 - 12'11" (3.94m) x 9'4" (2.84m) plus door access

Double bedroom with a pendant light fitting, double radiator, 3 double power points, BT point, carpet to the floor. Built-in double wardrobe fronted by wooden sliding doors provides part shelf and hanging storage. UPVC double glazed window with curtain pole and hanging curtains overlooks the rear aspect.



Bedroom 2- 9'3" (2.81m) x 9'0" (2.74m)

Double bedroom with a pendant light fitting which are operated on a dimmer switch, single radiator, carpet to the floor, 2 double power points, TV point. Built-in single wardrobe providing part shelf and hanging storage. UPVC double glazed window with hanging curtains overlooks the rear aspect.



Bedroom 3 - 7'9" (2.35m) x 13'8" (4.16m)

Double bedroom with a pendant light fitting, artex papered ceiling finished with coving, double radiator, carpet to the floor, double and single power point, 2 BT points. UPVC double glazed window with hanging curtains overlooks the rear aspect.



Shower room -5'1" (1.54m) x 7'6" (2.28m)

Modern white suite comprising of a low-level W.C, pedestal wash hand basin with chrome mixer tap and wall mounted glass shelving. Walk-in shower enclosure with shoe tray, electric mira sport shower, wet wall and shower screen. Chrome heated towel rail, wall mounted medicine cabinet, tile effect vinyl to the floor, 3 bulb light fitting, papered artex ceiling finished with coving. Extractor fan. Further tiling around the walls. Obscure uPVC double glazed window with curtain pole and hanging curtains to the side garden. Chrome accessories.



Front Garden

The front of the property is enclosed within a wall and fence boundary with secure gate to the front. Paved pathway leads to the front door where there is a tiled step for access. The garden is mainly laid to lawn with established planting around the perimeter and areas of stone chips. A paved pathway leads to the side access and rear garden. To the side is a further area to stone chips and a green house. The rear has 3 mature trees and an area to lawn with a pathway wrapping around the rear extension. The garden is retained by fence boundaries and has a further gate access to the rear lane.



Driveway

The driveway is secured within a stone wall and s3ecure double gates for privacy. Laid to stone chips the parking on offer is generous and provides access to the stone-built garage.

Garage - 11'7" (3.52m) x 24'6" (8.44m)

Up and over door to the front and further service side door for access. The garage has a concrete floor, stone block walls and roof. There are various power points and strip light fittings. Separate fuse box. Side glazed window. To the rear is an area to work bench and shelving.



Note 1

All floor coverings, light fitting, blinds, curtains and integral appliances are included in the sale.

Council Tax Currently 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.

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.

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Please call 01309 696296 for an appointment
