



## **28 FORBESHILL, FORRES IV36 1JL**



We are delighted to offer this Extended and modernised 3 Bedroom Family Home located in the popular residential area of Forbeshill in Forres

The property is located in a quiet cul-de-sac. The Town provides a range of local retail shops and leisure facilities long with Primary and Secondary Schools.

Accommodation comprises; Entrance Hallway, Lounge, Dining Kitchen/Family Room, 3 Bedrooms and a Family Bathroom. Further benefits include Off Street Parking, Car Port, Front and Enclosed Rear Gardens. Gas Central Heating & Double Glazing.

An Internal Viewing is Strongly Recommended

EPC Band - D

## **OFFERS OVER £180,000**

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

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**Entrance Hallway - 6'5"(1.94m) x 6'1"(1.84m)**

Entrance to the property is via uPVC double glazed door with obscure glazed decorative panel inserts. Wall mounted bell chime. Single pendant light fitting to the ceiling. Smoke alarm. Single power point. Wood effect laminate to the floor. Under Stair storage cupboard housing the consumer unit. Doors leading to the Lounge and Dining Kitchen/Family Room. Stairs leading to upper accommodation.



**Lounge - 11'0"(3.35m) x 16'11"(5.16m)**

Spacious and nicely presented Lounge with large double-glazed window overlooking the front aspect with vertical blinds and chrome curtain pole. Three bulb light fitting to the ceiling, controlled by a dimmer switch. Two wall mounted lights. Double radiator. Various power points, TV point and BT point. Carpet to the floor.







**Dining Kitchen/Family Room - 14'9" (4.49m) narrowing to 7'0" (2.13m) x 17'10" (5.43m) narrowing 10'0" (3.05m) (maximum measurement)**

The Kitchen has been modernised and is well equipped with a range of wall mounted cupboards and base units and complimented by a roll top work surface and ceramic tiling the walls. Composite sink, drainer and mixer tap. Integrated appliances include an electric oven, four ring hob and overhead extractor, dishwasher and washing machine. Various power points. 8 recessed spotlights to the ceiling. uPVC double glazed window overlooks the rear garden with roller blind. Wood effect laminate flooring.



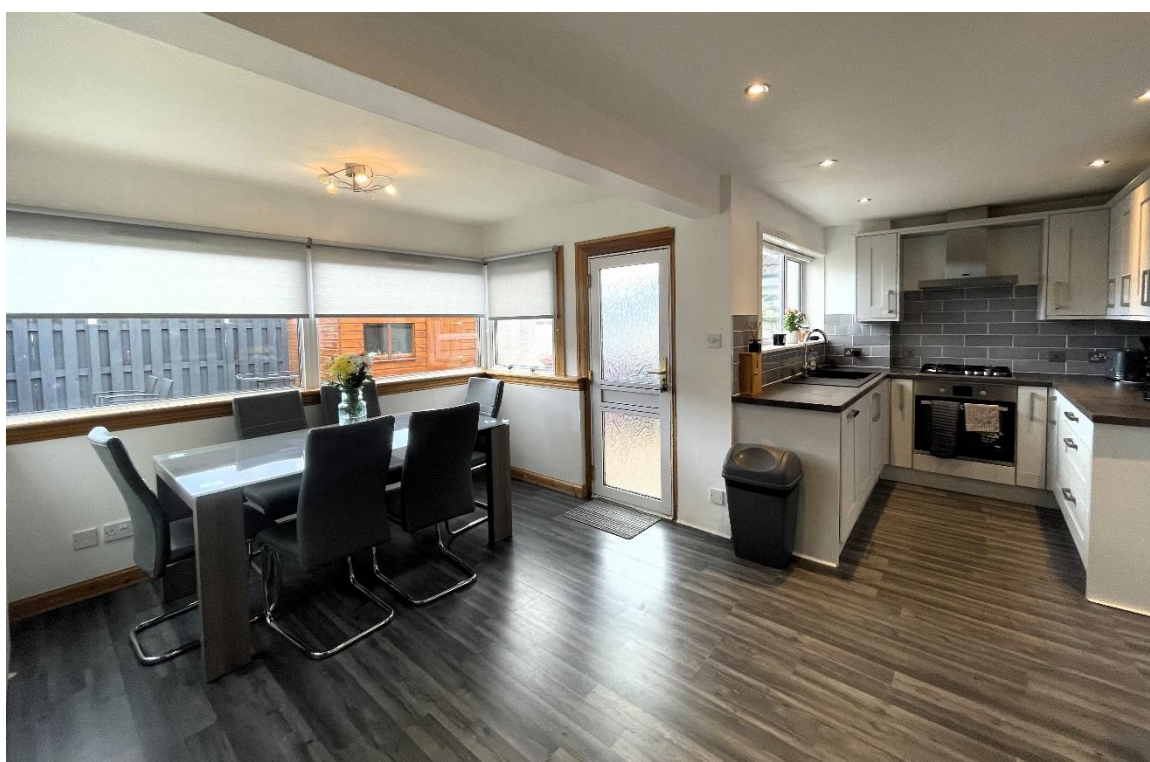


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### Dining Area/Family Room

Continuation of the Kitchen with a range of fitted base units and wall mounted cupboards, roll top work surface and ceramic tiling to the walls. Further storage units providing space to house a large fridge freezer. The spacious open plan dining/family room provides space to accommodate a large dining table and chairs with further space for a family lounge. Two light fittings to the ceiling. Carbon monoxide detector. Wood effect laminate flooring, TV and various power points. Double radiator.

uPVC double glazed windows with roller blinds overlooking the rear aspect and a uPVC door with 2 obscure glazed decorative panel inserts leading into the garden.

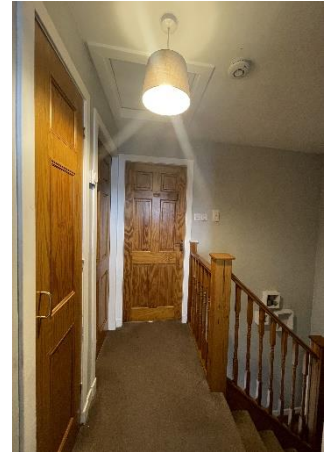




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### **Staircase & Landing - 8'10"(2.69m) x 3'0"(0.91m)**

A carpeted staircase with a wooden balustrade and spindles gives access to the 1<sup>st</sup> floor. The half landing has a double radiator and single power point. Carpet to the floor. Single light fitting to the ceiling. Smoke alarm. Wall mounted heating thermostat control panel. Single power point. Loft Access. A storage cupboard houses the hot water tank and offers shelved storage. Doors leading to the Bedrooms and Bathroom.



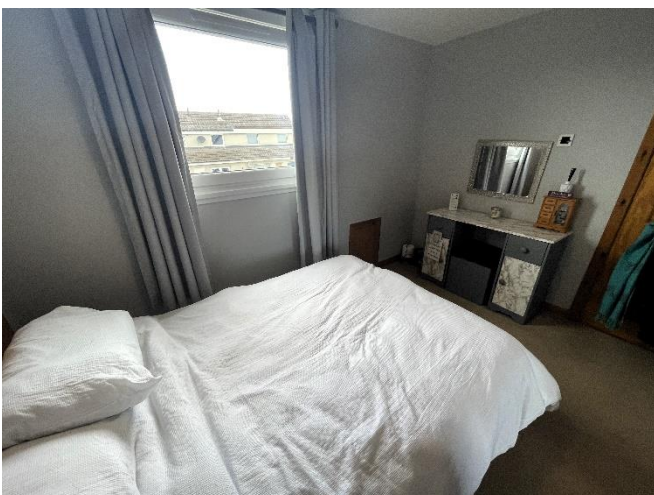
### **Bedroom 1 - 8'6"(2.59m) x 11'5"(3.47m)**

Double bedroom with a double glazed window overlooking the rear aspect with pine curtain pole. Single pendant light fitting to the ceiling. Carpet to the floor. Single radiator. Various power points. Built-in double wardrobe offering both shelf and hanging storage and fronted with wooden sliding doors.



### **Bedroom 2 - 11'5"(3.47m) x 9'5"(2.86m)**

Double Bedroom with a uPVC double glazed window to the rear aspect with curtain pole. Single pendant light fitting to the ceiling. Various power points. BT point. Carpet to the floor. Double radiator. Fitted double wardrobe offering part shelf and hanging storage and fronted by wooden sliding doors.



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**Bedroom 3 - 8'11"(2.72m) x 8'9"(2.66m)**

Single bedroom with uPVC double glazed window which overlooks the front aspect with curtain pole. Carpet to the floor. Single pendant light fitting to the ceiling. Various power points. Double radiator.



**Bathroom - 5'2"(1.57m) x 8'10"(2.69m)**

Modernised Family Bathroom with low level WC, within a concealed cistern and wash hand basin with a vanity unit, bath with overhead electric shower, shower screen, recessed shelving units and wet wall finish. Wall mounted chrome heated towel rail. Laminate to the floor. 4 recessed spot lights, gloss panels and extractor fan to the ceiling. uPVC double glazed obscure glazed window with obscure glass looks out to the rear of the property.





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### **Driveway & Garden**

Off street parking for two cars and an area laid lawn.

The car port is laid to concrete, and a pathway leads to the front door where an outside light is located, continuing around the side of the house, a high secure gate encloses the rear. The rear garden has a large patio and a raised decked seating area and is laid to lawn enclosed with a part fence and walled boundary. A wooden shed is located to one corner. Outside light and tap. Access to the Family Room/Dining Area.



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Council Tax Band – Currently C

**Note 1 –**

All floor coverings, integrated appliances and blinds 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.

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