



10 Claremont, Forres IV36 1AT



We are pleased to offer this 2 Bedroom End-Terraced House located within a quiet cul-de-sac, just a few minutes' walk from Forres High Street.

The property enjoys fantastic views over Forres Mechanics Football Ground and further afield towards Findhorn Bay. The Town has local supermarkets, post office, primary and secondary schools, swimming pool, leisure facilities, an 18-hole golf course and award-winning parks.

Accommodation comprises; entrance hallway, cloakroom, lounge/diner, kitchen, two double bedrooms and a shower room. Further benefits include gas central heating, double glazing and a fabulous, tiered garden which will enjoy the evening sun.

A Viewing is Strongly Recommended.

EPC Rating Band "D"

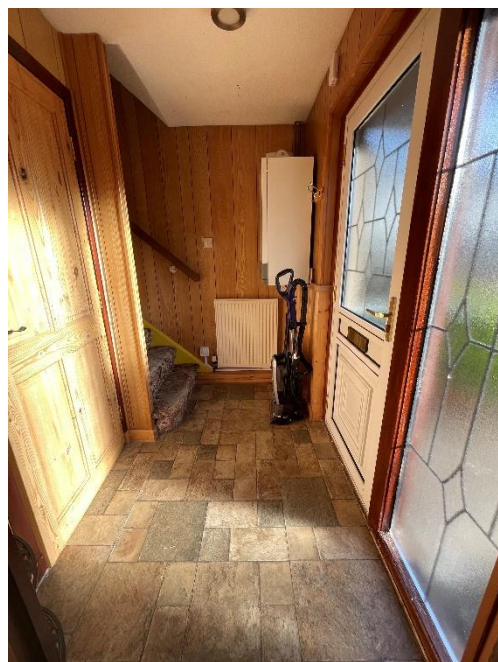
OFFERS OVER £120,000

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



Entrance Hallway – 7'5" (2.25m) x 4'6" (1.36m)

Entrance to the property is through a secure uPVC door with obscure lead piped decorative glazed panels. Ceiling light fitting and smoke alarm. Tile effect vinyl to the floor, Two single and double power points, single radiator, wall mounted Gas Fired boiler and carbon monoxide alarm . Stairs leading to upper accommodation. Doors leading to the Cloakroom and Lounge.



Cloakroom – 4'2" (1.26m) x 4'4" (1.31m)

Low level W.C, wall mounted wash hand basin with chrome taps, mid-height wood linings, vinyl to the floor, 3 bulb ceiling light fitting, wooden shelf and wall mounted mirror. Under stair storage space with access to the fuse box.

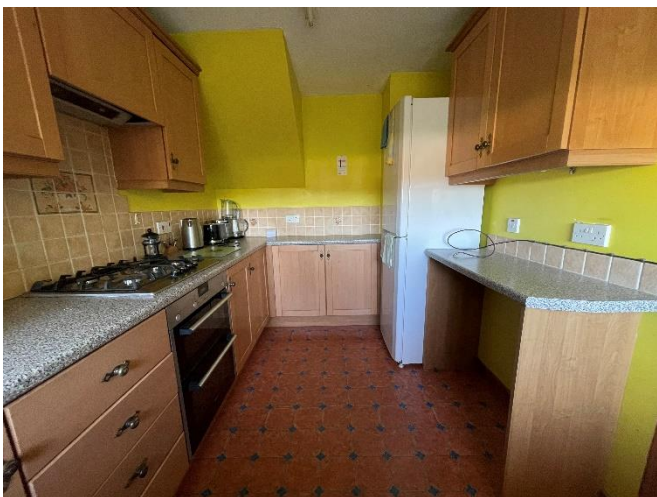
Lounge/ Diner – 20'11" (m) x 10'3" (3.12m)

Two pendant light fittings, carpet to the floor, 2 double radiators, smoke alarm, TV, BT and various power points. Large uPVC double glazed window with vertical blinds and hanging curtains overlooks the front aspect. Further window with matching blinds and curtains to the rear aspect. Door to the kitchen. Ample space available for a dining table and chairs.



Kitchen - 9'11"(3.02m) x 11'10"(3.6m)

Fitted Kitchen with a range of wall mounted cupboards with under unit lighting and base units with a roll top worksurface which is complimented by ceramic tiled splashback. Integrated appliances include an under counter double oven, 4 ring gas hob and overhead built-in extractor. Stainless steel sink, drainer and mixer tap. Space available for a Fridge and washing machine. Strip light fitting, various power points, vinyl to the floor and a heat detector. uPVC double glazed window with roller blind overlooks the rear aspect. Secure uPVC door provides access to the garden.



Staircase & Landing

Carpeted staircase with wall mounted handrail leads to upper accommodation with full height wood panels. The landing has a skylight loft access. Single power point. Carpet to the floor. Single light fitting and smoke alarm to the ceiling. Doors lead to the 2 double bedrooms and shower room.

Bedroom 1 – 14'10" (4.52m) x 9'9" (2.96m)

Double bedroom with pendant light fitting, smoke alarm, carpet to the floor, various power points and a double radiator. Two built-in cupboards; one provides part shelf and hanging space the other with shelving. uPVC double glazed window with vertical blinds and hanging curtains to the front aspect.



Bedroom 2 – 11'3" (3.42m) x 10'10" (3.3m)

Double Bedroom with ceiling light fitting, various single power points, double radiator and carpet to the floor. uPVC double glazed window with hanging curtains overlooks the rear aspect.



Shower Room - 5'6" (1.67m) x 6'5" (1.94m)

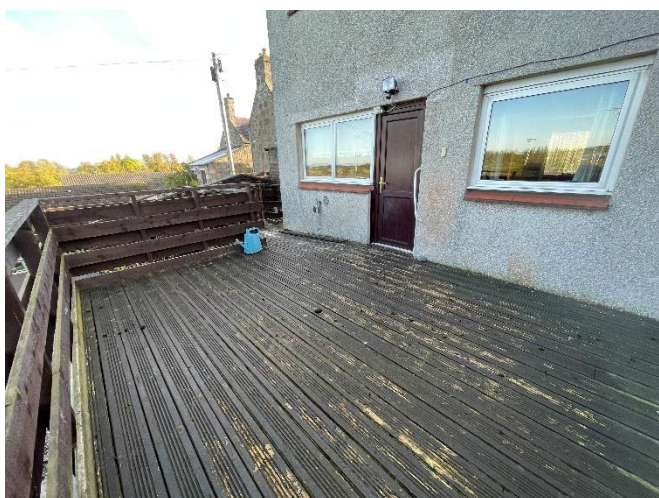
Shower Room with low level WC, pedestal wash hand basin with chrome mixer taps, glass shelf, wall mounted mirror and chrome accessories. Corner shower enclosure with shower tray, full height tiling to the walls, retractable shower screen doors and electric shower. Extractor fan, ceiling light fitting, wall mounted vanity cupboard, vinyl to the floor and an obscure double-glazed window which overlooks the rear aspect.



Front & Rear Garden

Lovely small front garden with established planting to either side of the front door. Paved pathway leads to the front door with an overhead timber door canopy. Wrought iron handrail. Side gate access to the rear garden.

The rear garden provides an elevated position with uninterrupted views towards Forres Mechanics Football Ground for the football enthusiast and further views towards Findhorn Bay. The garden is tiered and commences with a large timber frame decking with fence balustrades to provide an outdoor seating area. Outside tap and Light for security. Ramped access to the side gate leading to the front garden. Further ramped access to the 2nd level which has a further area to decking and this area provides access to the two timber storage sheds. Large area to stone chips which provides a drying area and further timber shed to the side. The garden is retained by fence boundaries. The lower half of the garden is accessed via wooden steps to a wild garden with an orchard and established shrubs.



Note 1

All floor coverings, lights fittings, curtains, blinds, fridge, washing machine and integrated appliances are included in the sale.

Council Tax Band A

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
