



## **17 Drumine Road Forres, IV36 1HX**



We are delighted to offer this spacious and well presented, 3 Bedroom Mid-Terraced Family Home located within the sought after Town of Forres.

The property lies on the West side of Forres and is within walking distance of Supermarkets, Schools, Railway Station and Bus Services to Inverness and Elgin.

Accommodation comprises of an Entrance Hallway, Cloakroom, Lounge, Kitchen/Diner, 3 Bedrooms and a Bathroom. Further benefits include Gas Central Heating, Double Glazing, Enclosed Front and Rear Garden.

The property has undergone major upgrades throughout and so an internal viewing is recommended.

EPC Rating – “C”

## **OFFERS OVER £130,000**

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

Access to the property is via a secure uPVC double glazed door with obscure glazed panel insert and overhead obscure window with curtain pole and hanging curtains.

**Entrance Hallway - 6'2" (1.87m) x 6'9" (2.04m) (maximum measurement)**

Hallway with pendant light fittings to the ceiling, heat detector, smoke alarm, radiator and wall mounted fuse box. Open reach socket, double power point and wood effect vinyl to the floor. Built-in cupboard provides storage and currently houses the freezer. Doors lead to the Cloakroom, Lounge and Open door frame to the kitchen/diner. Staircase to the 1<sup>st</sup> floor accommodation.



**Cloakroom – 5'10" (1.77m) x 4'10" (1.46m)**

Newly fitted suite comprising of Low-Level W.C, vanity wash hand basin with chrome mixer tap, wall mounted medicine cabinet fronted by mirror doors. Pendant light fitting, single radiator, wood effect vinyl flooring, chrome accessories, wall mounted mirror, and an obscure uPVC window to the front aspect.



**Lounge – 15'4"(4.67m) x 13'5" (4.08m)**

Nicely presented lounge with two large uPVC double glazed window with curtain pole and hanging curtains which overlooks the rear aspect. Two pendant light fittings, laminate wood to the floor, 2 x double radiators, various power points, BT and TV point. Door to the built-in understairs cupboard which is a walk-in storage area with a light fitting, wall mounted coat hooks, shelving and carpet to the floor.



**Kitchen / Diner– 11'9" (3.57m) x 12'8" (3.86m)**

Fitted kitchen with a range of wall mounted cupboards and base units with a black marl top work surface complimented by matching splash back to the walls. Integrated under counter single oven and 4 ring gas hob with overhead extractor fan, stainless steel sink with chrome mixer taps and drainer. Under counter space for a washing machine, tumble dryer and fridge. Various power points, single radiator, wall mounted kitchen shelves, 2 pendant light fittings and smoke alarm. Wall mounted Worcester boiler. uPVC double glazed window overlooks the rear garden. Further uPVC door with glazed panel and overhead window to the garden. Vinyl to the floor throughout. Good size space for a dining table and chairs.



## Stairs and Landing

Carpeted staircase with a wooden balustrade and further wall mounted handrail leads to the 1<sup>st</sup> floor landing. The landing has a pendant light fitting, smoke alarm, carpet to the floor, double power point. Two built-in storage cupboards with ceiling light fitting, carpet to the floor and wall mounted shelving. uPVC window overlooks the front aspect. Doors lead to the bedrooms and bathroom.



## Bedroom 1 – 10'1" (3.07m) x 11'10" (3.6m) max measuement

Double bedroom with a single pendant light fitting, carpet to the floor and a double radiator. Large built-in double wardrobe part shelf and hanging storage. Tv and various power points and a uPVC double glazed window with curtain pole and hanging curtains which overlooks the rear aspect.

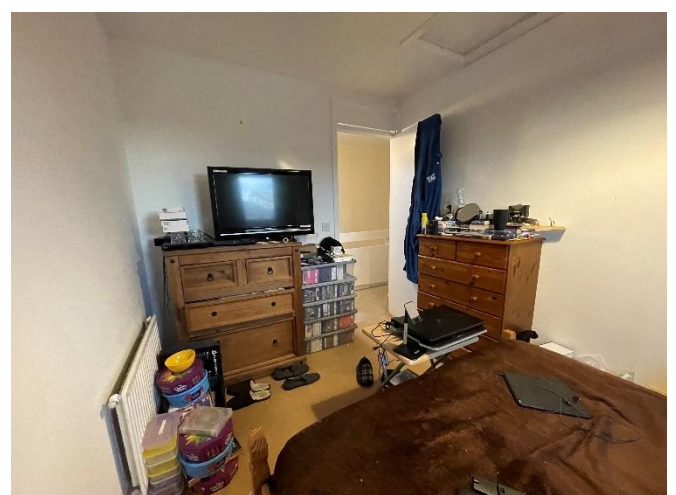


## Bedroom 2 – 12'4" (3.76m) x 6'11" (2.1m)

Double bedroom with a single pendant light fitting, single radiator, carpet to the floor, various power points and tv connection. uPVC double glazed window with hanging curtains overlooks the rear aspect.

## Bedroom 3 – 12'4" (3.76m) x 8'1" (2.46m)

Double bedroom with a single pendant light fitting, loft access, single radiator, carpet to the floor, various power points and tv connection. uPVC double glazed window with hanging curtains overlooks the rear aspect.



### **Bathroom – 6'5" (1.94m) x 6'9" (2.04m)**

Lovely modern bathroom has a vanity sink with chrome mixer tap and W.C with concealed cistern within the vanity unit. Bath with chrome mixer tap and mains operated shower. Decorative wet wall finish around the bath, further white wet wall finish to the remainder walls and ceiling. Chrome heated towel rail and accessories. Ceiling light fitting, extractor fan, wood effect vinyl to the floor, wall mounted medicine cabinet. Obscure uPVC double glazed window to the front aspect.



### **Front & Rear Garden**

The front of the property is accessed from the main pavement and has an outside shed for storage.

The rear garden is enclosed within a fence boundary and has a secure gate for access to the rear car park. Mainly laid to paving stones with a stone chip border around the fence line for low maintenance gardening. Rotary dryer, outside tap, outside light and power socket. Stone built shed for storage. Two timber storage sheds available by separate negotiation.



Council Tax Band currently - "B"

Note 1 - All light fittings, floor coverings, curtain poles and curtains are included in the sale.

Note 2 – This property has undergone major renovations in the last 18 months too include:

1. New doors and windows
2. New consumer unit
3. New downstairs cloakroom and radiator
4. New Bathroom upstairs
5. New sockets and pendant light fittings
6. Thermostat regulators added to radiators
7. Kitchen has been re-decorated
8. Shed in garden has new door, New fencing to the rear and outside tap added
9. Roof has been professionally cleaned
10. Cavity walls and loft insulation upgraded

Viewings available 7 days a week

**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.