



## **Tregaer, Caroline Street, Forres, IV36 1AN**



We are delighted to present this spacious 5 Bedroom family home located within a few minutes' walk of Forres high street and all the local amenities. The property is presented in good condition throughout and provides generous living accommodation.

Forres High Street has a good variety of national and retail shops. Local world-renowned bakers and butchers. Award winning park which hosts many events and offers an amazing display of flowers. The local bus and rail connections are also within close proximity.

Accommodation comprises; entrance vestibule, hallway, lounge, kitchen/diner, utility room, bathroom, master bedroom en-suite plus further double bedroom on the ground floor. Three further bedrooms and shower room on the 1<sup>st</sup> floor.

Further benefits include double glazing, gas central heating, stone chip driveway and single garage.

An internal viewing is strongly recommended.

EPC Rating Band "C"

### **OFFERS OVER £299,995**

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

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**Entrance vestibule – 5'1" (1.54m) x 3'8" (1.11m)**

Entrance through wood door with glass panel insert and two obscure side glazed windows leads into the vestibule. Ceiling light fitting, coved ceiling, wood effect vinyl to the floor and recess matting. Door with two obscure glazed windows and side windows leads into the hallway. Small cupboard houses the fuse box.

**T-Shaped Hallway – 12'7" (3.83m) x 4'5" (1.33m) extends to 22'4" (6.8m) x 3'3" (0.98m)**

Lovely bright hall with a vaulted ceiling and velux window which overlooks the front aspect. 2 recess spotlights to the ceiling, smoke alarm, heat detector, coved ceiling, double radiator, single power point, staircase with built-in under stair storage to the 1<sup>st</sup> floor accommodation. Hive control panel for central heating. Further built-in cupboard with part shelf and coat hooks. Doors to the Lounge, Kitchen, Utility, 2 bedrooms and bathroom.



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**Lounge – 14'9" (4.49m) x 15'3" (4.64m)**

Good sized front facing lounge with large uPVC double glazed sliding patio doors, vertical blinds, curtain pole and hanging curtains. 5 bulb ceiling light fitting, coved ceiling, wood effect laminate flooring, BT, TV and various power points. Double radiator. Heat detector.



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### **Kitchen Diner/Family Room – 17'5" (5.31m) x 14'9" (4.49m)**

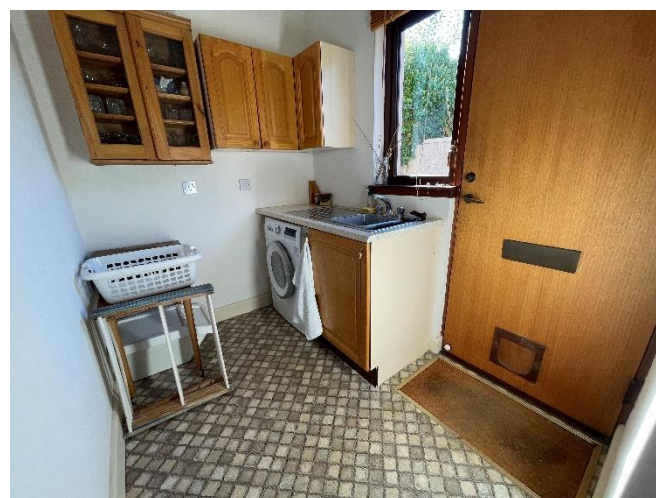
Lovely open plan kitchen with ample space to accommodate a dining table and chairs, and to provide a further family seating area. The kitchen has a range of wall mounted cupboards with under unit lighting, and base units with a roll top work surface and matching splash back. Integrated appliances include the eye level single oven, electric hob and built-in overhead extractor hood. 1 ½ sink with chrome mixer tap and drainer. Space for a dishwasher and fridge/freezer. 3 pendant light fittings, heat detector, coved ceiling and double radiator. TV, BT and various power points. Two large double glazed windows with venetian blinds overlook the front aspect. Multi panel glass door to the hallway.





**Utility Room – 5'6" (1.67m) x 14'0" (4.27m)**

Practical utility with a single base unit and stainless-steel sink with chrome mixer tap and drainer. Under counter space for a washing machine. Corner wall mounted cupboard and glass display unit. Vinyl to the floor, two built-in cupboards fronted by wooden louvre doors to provide access to the hot water tank and the boiler. Thermostat control, carbon monoxide alarm, pendant light fitting, coved ceiling and secure door with a side glazed window provides access to the side garden.



**Bedroom 1 En-suite - 12'0" (3.66m) x 11'8" (3.55m) plus wardrobe recess**

Double bedroom with a pendant light fitting, coved ceiling, carpet to the floor, large single radiator. Large double wardrobe fronted by mirror sliding doors provides part shelf and hanging storage. Double glazed window with hanging curtains overlooks the rear aspect. Door to the ensuite -shower room.





**En-Suite Shower room – 8'8" (2.64m) x 3'7" (1.08m)**

Low level W.C, pedestal wash hand basin with chrome mixer tap and splashback. Enclosed shower cubicle with shower tray tiled walls, mains shower and sliding retractable, shower screen door. Wall mounted vanity, heated towel rail, wood effect vinyl to the floor. Pendant light fitting and coved ceiling. Obscure window with venetian blind overlooks the rear aspect.

**Bedroom 2 – 10'4" (3.15m) x 12'1" (3.68m) max measurement**

Double bedroom with 3 bulb light fitting, coved ceiling, wood effect laminate flooring, large single radiator. Double wardrobe fronted by mirror sliding doors which provides part shelf and hanging storage. Various power points. Double glazed window with hanging curtains overlooks the rear aspect.



**Bathroom – 6'0" (1.83m) x 10'3" (3.12m)**

Low level W.C, vanity wash hand basin with chrome mixer tap, wet wall splash back to the wall and wall mounted medicine cabinet. Bath with chrome mixer tap and wet wall splash back, vinyl to the floor, pendant light fitting, coved ceiling and corner shelf. Obscure double glazed window with Venetian blind to the rear aspect.





### **Staircase & Landing**

Carpeted staircase with a balustrade and spindles leads to the 1<sup>st</sup> floor accommodation. Pendant light fitting, carpet to the floor, double power point. Velux window to the rear aspect. Heat detector. Doors lead to the 3 Bedrooms and Shower room.

### **Bedroom 3 – 17'6" (5.33m) x 13'10" (4.21m)**

Large double bedroom with a pendant light fitting, double radiator, various power points, two built-in double wardrobes which provides part shelf and hanging storage. (One wardrobe has an access panel within the eaves) laminate wood flooring. Velux window with integrated blind overlooks the front aspect. Further uPVC double glazed window with venetian blind to the side aspect.



### **Bedroom 4 – 12'1" (3.68m) x 7'11" (2.4m)**

Small double bedroom with a pendant light fitting, loft access, single radiator, carpet to the floor, TV, BT and various power points. Velux window with integrated blind to the rear aspect plus further uPVC double glazed window to the side aspect.



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**Bedroom 5 – 12'3" (3.73m) x 7'11" (2.4m)**

Small double bedroom with a pendant light fitting, single radiator, carpet to the floor, TV and various power points. Velux window with integrated blind to the front aspect plus further uPVC double glazed window to the side aspect. Built-in cupboard providing part shelf and hanging storage.



**Shower room – 4'4" (1.31m) x 8'2" (2.49m) max measurement.**

Low level W.C, pedestal wash hand basin with chrome taps and tiled splash back. Wall mounted medicine cabinet. Walk-in shower enclosure, shower tray, Mira event shower, tiled walls, and retractable shower screen door. Extractor fan, radiator, vinyl flooring, wall mounted glass shelf, towel rail and toilet roll holder. Velux window overlooks the rear aspect.





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### **Garden, Driveway and Garage – 18'5" (5.61m) x 11'6" (3.5m)**

The property has a south facing low maintenance and private walled patio. Laid to paving stones and retained within a high wall boundary to one side with wall and privacy hedge to the rear. Secure iron gate to one side. Outside tap and light at the side. Access to the garage service door from within the garden. The front has stepped access to within the house and to the patio doors of the lounge. Two areas to planting. The side and rear are accessed via paving stones around the perimeter of the house.

Stone chip shared driveway provides ample off-road car parking and access to the single garage.

The garage has a concrete floor with breeze block walls and tiled roof. Up and over door to the front aspect. Separate fuse box, power and lighting. Workbench. Service door and window to the side aspect.

Note 1 –

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

Curtains in bedroom 1 & 2 are not included in the sale.

Council Tax Band "D"



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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.

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