



## **Suilven, Alexandra Terrace, Forres, IV36 1DJ**



We are delighted to present this superb 3/4 Bedroom Detached Property which has been architecturally designed to incorporate large open plan vaulted ceilings with geometric windows.

Accommodation comprises; Entrance vestibule, hallway, cloakroom, lounge, kitchen/diner, utility room, ground floor bedroom with en-suite, 2 further bedrooms, sitting room/bedroom 4 and family bathroom. Further benefits include gas central heating, double glazing, large driveway providing access to the garage. The rear provides a secluded mature garden.

The property is sited in a prime location which is just a short drive/walk to the Town centre of Forres. The local amenities include Local and National Retails Shops, Restaurants, award winning parks, golf course and schools.

An internal viewing is strongly recommended.

EPC Rating Band "D"

### **OFFERS OVER £395,000**

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

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### **Entrance Vestibule – 4'10" (1.46m) x 3'11" (1.18m)**

Entrance to the property is through double doors with security chain giving access to the vestibule. Pendant light fitting, parquet flooring with recess matting and two multi panel glass doors lead to the hallway.



### **Hallway – 18'1" (5.51m) x 4'3" (1.28m)**

Two ceiling light fittings, smoke alarm, BT and double power point, single radiator, carpet to the floor, bell chime and wall mounted thermostat control. Coatroom cupboard with wall mounted coat hooks and light fitting and carpet to the floor. (3'11 x 3'6") Staircase leads to the 1<sup>st</sup> floor accommodation.

### **Cloakroom – 3'10" (1.16m) x 6'1" (1.84m)**

Low level W.C, pedestal wash hand basin with brass taps and part tiled splash back to the walls. Pendant light fitting, tile effect flooring, single radiator, obscure double-glazed window to the front aspect.



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**Lounge – 11'9" (3.57m) x 16'4" (4.98m) plus door access.**

Fabulous, vaulted ceiling with an array of windows on the ground and upper levels providing natural light. A "Minstrels gallery" the upper hallway provides an elevated viewing point into the room. 4 wall mounted light fittings, two further ceiling lights; operated on a dimmer switch. Various double power points, two double radiators, carpet to the floor, service door to the dining area. Understairs cupboard access with sensor light and carpet floor.



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**Kitchen/Diner – 11'8" (3.55m) x 15'4" (4.67m)**

Spacious kitchen with a range of wall mounted cupboards and base units with a roll top work surface and ceramic tiled splash back to the walls. Integrated under counter single oven, induction hob with overhead extractor fan. Stainless steel sink with chrome mixer taps and dual drainer. Various double power points. Double glazed windows with roller blinds overlooks the front and rear aspect. Strip light fitting over the kitchen and further 3 bulb pendant light to the dining area. Tiled flooring throughout. Double radiator. Ample space for a dining table and chairs. Open archway provides access to a built-in cupboard fronted with wooden louvre doors which houses the Worcester boiler. Doors to the utility room and back porch.





**Utility room – 5'8" (1.72m) x 5'6" (1.67m)**

Practical space which allows storage of a washing machine and fridge/freezer. Pendant light fitting, single radiator, tiled flooring, various double power points. Window with hanging curtains to the side aspect. Wall mounted shelving.



**Rear Porch – 5'7" (1.7m) x 5'9" (1.75m)**

Pendant light fitting, two fitted storage cupboards, tiled flooring with recess matting, window with hanging curtains overlooks the side aspect. Secure door to the rear garden.

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### **Bedroom 1 – 10'10" (3.3m) x 15'3" (4.64m)**

Downstairs double bedroom with 2 ceiling light fittings operated on a dimmer switch, coved ceiling, carpet to the floor, large single radiator and various double power points. Walk-in cupboard providing part shelf and hanging storage. (4'5" x 3'11") Small triangle shaped window to the front aspect, further window with a roller blind to the rear. French double doors provide access to the rear patio area. Door to the en-suite shower room.



### **En-suite Shower room – 6'9" (2.04m) x 6'11" (2.1m)**

Modern fitted shower room with a walk-in shower with electric aquatronic shower, wet wall, shower tray and glass retractable shower screen doors. Low level W.C, pedestal wash hand basin with chrome mixer taps, further wet wall around the remaining walls. Wet wall ceiling with 4 recess halogen spotlights, single radiator, tiled flooring, glass display shelf, wall mounted mirror with integral light. Extractor fan. Obscure window to the rear aspect.



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**Staircase & Landing – 20'0" (6.09m) x 3'1" (0.93m)**

Carpeted staircase with decorative wrought iron handrail leads to the 1<sup>st</sup> floor landing. Power socket, 2 pendant light fittings, smoke alarm, single radiator, further double power point. Pine balustrade and spindles provide an open balcony to the lounge. Doors lead to the sitting room, bedroom 2, 3 and the bathroom.



**Bedroom 2 – 15'4" (4.67m) x 9'10" (2.99m) plus door access**

Large double bedroom with 2 double glazed windows with hanging curtains, which enjoy both views to the front and rear aspect. 2 pendant light fittings single radiator, TV and various power points. Built-in double wardrobe provides part shelf and hanging storage.



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**Sitting room / Bedroom 4 – 15'4" (4.67m) x 14'2" (4.32m)**

Lovely bright room with dual aspect windows with hanging curtains which overlook the rear garden and enjoys elevated front facing views towards the Town Centre. Pendant light fitting, plus 2 further wall mounted lights, double radiator and carpet to the floor. Focal point of the room is fireplace with marble hearth and insert with wood surround.



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**Bedroom 3 – 11'0" (3.35m) x 8'4" (2.54m) plus door access**

Currently utilised as an office. Built-in bookshelves and desk to the back wall. Single light fitting, carpet to the floor, various power points, single radiator, double glazed window and further velux window which both overlook the front aspect.



**Family Bathroom- 8'6" (2.59m) X 8'4" (2.54m) plus door access**

4-piece suite comprising of a low-level W.C, pedestal wash hand basin with brass taps, tiled splash back to the walls and shaver light. Bidet, Bath with brass mixer taps, showering attachment and glass shower screen door. Tile effect flooring, single radiator, ceiling light fitting, double glazed window with hanging curtains and further velux window overlook the front aspect. Built-in cupboard houses the hot water tank and is commonly utilised as an airing cupboard.



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## **Front & Rear Garden**

The garden to the front has an area to lawn with a box hedge leading down the path to the external front porch with outside light. Further outdoor decorative lantern lamp post.

The rear provides a sanctuary for birds and wildlife with its vast array of plants, trees and flowers which blossom throughout the year painting a colourful picture against the green lawn. A gravel pathway wraps around the side and rear providing access to the rear porch, lounge and ground floor bedroom. A secluded paved patio seating area. A decorative retainer wall encloses the embankment to the side and has a path access with handrail. A timber shed is located at the top part of the garden for storage. The boundary is defined by timber and wire fencing. Rotary washing line.



## **Driveway & Garage**

Large gravel chip driveway to the front of the property for off road car parking. Two embankments either side with heathers, rhododendrons, and established plants and flowers.

### **Garage – 16'7" (5.06m) x 10'6" (3.2m)**

Garage with an electric up and over door to the front aspect. Concrete floor with breeze block walls and side glazed window. Internal water tap. Separate fuse, 2 strip light fittings and various power points. Security light.

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Note 1 –

All fitted floor coverings, light fittings, blinds and curtains are included in the sale. Integrated appliances are included.

Council Tax Band “F”

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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.

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.

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