



East Lodge, Victoria Road, Forres IV36 3BN



Discover this delightful and unique 2-bedroom cottage nestled in the vibrant centre of Forres. Offering a blend of character and modern comforts, this charming property is perfect for those seeking a cozy and convenient lifestyle.

The well-presented interior features an inviting entrance vestibule, hallway, spacious lounge, and a dining kitchen ideal for entertaining, two double bedrooms and a modern shower room. Gas central heating and double glazing ensure year-round comfort.

Outside, a private enclosed garden provides a peaceful outdoor space to relax and enjoy.

Forres offers a wealth of amenities, including local and national shops, banking hub, supermarkets, a post office, leisure facilities, and award-winning parks.

Viewing is Strongly Recommended

OFFERS OVER £190,000

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

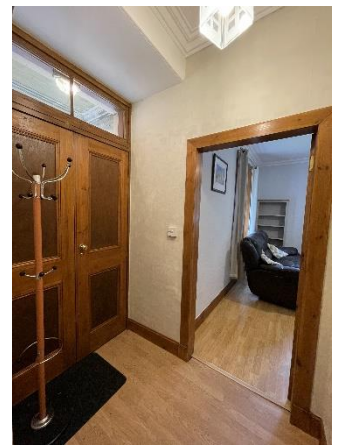


Entrance

Step into this charming cottage through secure double wooden doors. The vestibule features wood-effect laminate flooring, a single pendant light, and ornate coving for a classic touch.

Hallway

The Hallway boasts two pendant lights, coving, and built-in storage for added convenience. A heating control cupboard and two additional built-in cupboards with louvre doors offer ample storage space. A single radiator, loft access, and wood-effect laminate flooring complete the hallway.



Lounge (13'8" x 13'7")

The inviting lounge features an electric stove with a stone surround, wooden mantel, and slate hearth. A single pendant light, ornate coving, and large front and side windows with curtain poles create a bright and airy atmosphere. Wood-effect laminate flooring, power points, a TV point, and a double radiator add to the comfort of this space.





Dining Kitchen (12'11" x 9'8")

The fully fitted kitchen showcases wall-mounted cupboards, base units, a roll-top work surface, a stainless steel sink, and ceramic tiling. Integrated appliances include a Belling double oven, a four-ring gas hob, and an overhead extractor. There's space for additional appliances like a fridge/freezer, dishwasher, and washing machine, included in the sale. A rear-facing window, power points, a single radiator, and a small louvred cupboard provide storage and functionality. The kitchen also features half-height wood linings and space for a dining table and chairs. Tile-effect laminate flooring and a secure glazed door lead to the garden.



Bedroom 1 (10'2" x 11'4")

This double bedroom offers ample natural light with front and side windows, both adorned with brass curtain poles. A single pendant light, wood-effect laminate flooring, a single radiator, power points, and a built-in wardrobe with sliding mirrored doors provide comfort and storage.



Bedroom 2 (9'2" x 11'4")

A second double bedroom features four-bulb lighting, ornate coving, wood-effect laminate flooring, power points, a side window with a chrome curtain pole, a double radiator, and a TV point.



Shower Room (6'6" x 5'7")

The modern shower room includes a three-piece suite comprising a WC, a corner shower enclosure with an overhead electric shower and wet wall, and a vanity unit with a wash hand basin. A glass shelf, wall-mounted mirror, chrome accessories, a single radiator, and ceramic tiling add to the stylish and functional design. A window with obscure glass and a Roman blind provides natural light.



Garden, Garage, and Driveway

The enclosed garden features stone chips, a paved patio seating area, and a paved pathway leading to the side of the property. Off-street parking, a rotary dryer, a timber garage with concrete flooring, power and strip lighting.





Council Tax Band: Currently "C"

Note: All floor coverings, integrated appliances, and light fittings are included in the sale.

