



## **20 Grant Road, Forres IV36 1GS**



We are delighted to offer this 2 Bedroom Family Home, situated in a popular residential area of Forres.

The Property is located within close proximity to Forres' local amenities including Supermarkets, Medical Centre, Dentist, Shops, Leisure Facilities, Primary and Secondary Schools, 18 hole Golf Course and Award Winning Parks.

The accommodation comprises, Entrance Hallway, Lounge Diner, Kitchen, Shower Room and Two Bedrooms. Further benefits are Gas Central Heating, uPVC Double Glazing, Front & Rear Gardens.

EPC Rating C

### **OFFERS OVER £125,000**

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

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Entrance to the property is through a secure door with glazed panels and net curtain.

**Hallway - 13'5" x 6'3"**

Single pendant light fitting and smoke to the ceiling. Fitted carpet to the floor. Single power points. BT point. Built in cupboard providing ample storage space. Double radiator. Wall mounted heating control and thermostat. Doors leading to the Lounge, Kitchen and stairs leading to upper accommodation.



**Lounge Diner - 21'7" x 11'2" (maximum measurement)**

Spacious Lounge Diner with windows to both the front and rear aspects, all with vertical blinds. Focal point of the Lounge is a fireplace with coal effect electric fire. Ample space available for a dining table and chairs. Two 5 bulb light fittings, smoke alarm and coving to the ceiling. Fitted carpet to the floor. BT and TV points. Double radiator and various power points.





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**Kitchen - 13'9" x 7'9"**

Fully fitted Kitchen with a range of base units, wall mounted cupboards and display shelf. Roll top work surface and ceramic tiling to the walls. Four ring gas hob and overhead extractor. Breakfast bar for informal dining. Space available for a washing machine and cooker. Stainless steel sink, drainer and mixer tap. Windows overlooking the rear garden with roller blind. Various power points. Single light fitting and smoke alarm to the ceiling. Ceramic tiling to the floor. Double radiator. Secure door with glazed panels leading out to the Garden at the rear of the property.



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### **Shower Room - 6'4" x 6'6"**

Modernised Shower Room with low level WC, pedestal wash hand basin with mixer tap and large shower enclosure with a Triton electric shower. Wet wall finish. Tile effect vinyl to the floor. Window to the front aspect with obscure glass. Double radiator.



### **Stairs and Landing**

Carpeted staircase leading to upper accommodation with painted handrail and balustrade. Single pendant light fitting and smoke alarm to the ceiling. Access to Bedrooms. Wall mounted carbon monoxide detector. Built in cupboard housing the gas fired boiler. Single power point.

### **Bedroom 1 - 13'9" x 10'0" plus window recess**

Double Bedroom with velux window to the rear aspect. Carpet to the floor. Various power points. Double radiator. Single pendant light fitting. Built in cupboard providing shelved storage.



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### **Bedroom 2 - 13'9" x 9'0" plus window recess**

Double Bedroom with velux window to the rear aspect. Carper to the floor. Various power points. Double radiator. Single pendant light fitting. Built-in cupboard providing hanging & shelved storage.



### **Garden & Driveway**

The Front Garden is mainly laid to grass with a flower border and enclosed by a fence boundary.

The Rear Garden is mainly laid to lawn with hedge boundary. Rotary Dryer. Stone built shed providing storage space.

The driveway provides off street parking for two cars.



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Note 1

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

Council Tax Band Currently B

**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

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