



24 Romach Road, Forres IV36 1HU



We are delighted to offer this 2 Bedroom Family Home located in a popular residential area and within a short walking distance of the Supermarkets and Train Station. The Town has several Local and National Retail Shops, Supermarkets, Post Office, Leisure facilities and Award Winning Parks.

Accommodation comprises; Entrance Hallway, Lounge, Kitchen Diner, 2 Double Bedrooms and a Family Bathroom. Further benefits include Gas Central Heating, Double Glazing and Garden.

An Internal Viewing is Strongly Recommended.

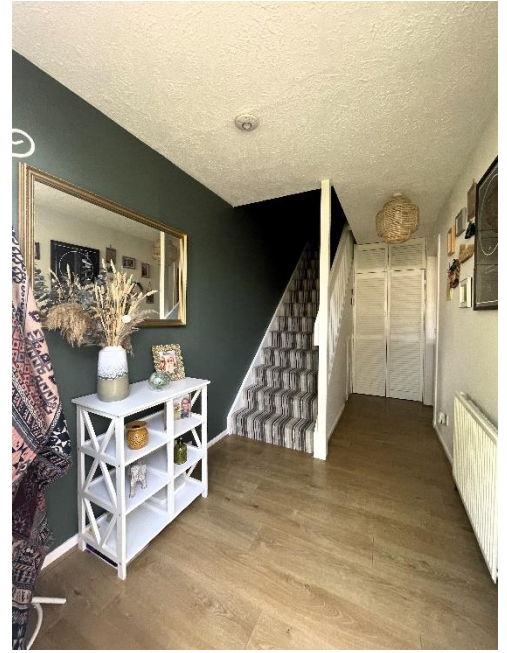
EPC Rating C

OFFERS OVER £120,000

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

Entrance Hallway - 6'1"(1.84m) x 13'7"(4.13m)

Entrance to the property is through a uPVC double glazed door with obscure glazed panel and obscure glazed panel to the side. Single pendant light fitting to the ceiling. Smoke alarm. Wood effect laminate to the floor. Single radiator. BT point and two single power points. Under stair cupboard, fronted by louvre door, houses the consumer units and offers storage space. Built in cupboard, fronted by louvre doors, wall mounted coat hooks and storage space. Wall mounted heating control and thermostat. Oak door with opaque glazed panels leading to the Lounge and stairs leading to upper accommodation.



Lounge - 15'4"(4.67m) x 11'2"(3.4m)

Nicely presented Lounge with window to the front aspect with vertical blinds and brass curtain pole. Single pendant light fitting and coving to the ceiling. Two wall mounted light fittings. Double radiator, BT, TV and various power points. Carpet to the floor. Door with opaque glazed panels leading to the Kitchen.





Kitchen Diner

Kitchen - 9'7"(2.91m) x 8'0"(2.44m)

Range of base units, display units and wall mounted cupboards with junker style roll top work surface with coordinating ceramic tiling to the walls. Circular ink, drainer and mixer tap. Window overlooking the rear garden. Space is available for a washing machine and fridge/freezer. Integrated appliances include a single oven, 4 ring electric hob and overhead extractor. 4 bulb light fitting. Various power points. Wood effect vinyl to the floor. Potterton gas fired boiler situated to one corner. Archway to the dining area.



Dining Area - 7'7"(2.3m) x 8'0"(2.44m)

Ample space is available for dining room table and chairs. Two 2 bulb wall mounted light fittings and single pendant light fitting to the ceiling. Window to the rear aspect. Double radiator. Wood effect vinyl to the floor. Single power point. Secure uPVC double glazed door with obscure glass, leading out to the rear garden.



Staircase & Landing

Carpeted staircase leading to upper accommodation with painted handrail and balustrades. Single pendant light fitting and smoke alarm to the ceiling. Loft access. Single power point. Built in cupboard offering storage space, fronted by sliding doors. Doors leading to Bedrooms and Bathroom.

Bedroom 1 - 9'1"(2.76m) x 12'3"(3.73m) plus door recess

Double Bedroom with window to the rear aspect with chrome curtain pole. Single pendant light fitting to the ceiling. Carpet to the floor. Various power points. Double radiator. Built in wardrobe, fronted by mirrored doors and offering hanging and shelved storage.



Bedroom 2 - 14'3"(4.34m) x 8'10"(2.69m)

Double Bedroom with window to the front aspect with pine curtain pole. Single pendant light fitting to the ceiling. Carpet to the floor. Double radiator and various power points. Built in wardrobe providing hanging and shelved storage.



Bathroom - 8'3"(2.51m) x 4'9"(1.44m)

Modern Bathroom with three-piece suite comprising of a WC, wash hand basin with mixer tap and vanity unit, bath with overhead shower and shower screen. Four recessed spotlights to the ceiling and wall mounted xpleair. Window with obscure glass to rear aspect. Double radiator. Chrome accessories. Wall mounted medicine cabinet, fronted by a mirror door.



Garden

The front garden is enclosed by a low fence boundary, easily maintained with a area to stone chips, a border with a variety of shrubs and paved pathway leading to the front door. Beautifully kept garden to the rear of the property with an enclosed fence boundary, patio paved seating area, a stone chipped seating area and raised flower beds with a variety of plants and shrubs. Timber garden shed situated to one corner and rotary dryer to the other.





Note 1

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

Note 2

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.

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.
