



**49 PILMUIR ROAD WEST  
FORRES IV36 2HN**



We are delighted to present this spacious 6 Bedroom Detached house located in a desirable area within the West End of Forres.

The property provides generous living accommodation and mature established garden set within approx. 1/2 acre of land.

Accommodation comprises; Entrance Hallway, Lounge, Kitchen/Diner with Family Area, Dining Room, Conservatory, W.C, Ground Floor Bedroom with en-Suite, Bedroom 2 with en-suite, Double Bedroom 3, Utility Room which provides access to the Integral Double Garage and Workshop, outbuilding and greenhouse.

1st floor accommodation has Master Bedroom with en-Suite & Dressing Area, further Double 5<sup>th</sup> Bedroom with en-Suite, Double 6th Bedroom and a Modern Family Bathroom.

Further benefits include Gas central heating, 2 wood burning stoves, double glazing, CCTV and ample off street carparking.

The workshop has the potential to be turned into a separate self-contained annexe.

An internal viewing is strongly recommended.

EPC Rating "C"

**OFFERS OVER £440,000**

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

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**Entrance Hallway – 31'5" (9.66m) x 11'1" (3.37m)**  
**max measurement**

Entrance to the property is via a wooden door with a security spy hole and obscure glazed panel windows to the side. Vaulted ceiling with wood panelling, brass effect chandelier, BT, various power points, two large double radiators, heating thermostat control and smoke alarm. Built-in storage cupboards; 1<sup>st</sup> double cupboard with wooden louvre doors offers part shelf and hanging storage. 2<sup>nd</sup> cupboard has partial shelved storage and fronted by bi-folding doors. A staircase leads to the 1<sup>st</sup> floor accommodation and further doors lead to the Lounge, Kitchen, Dining Room and to Bedroom 1, 2, 3 and the Utility Room.



**Lounge – 15'11" (4.85m) x 19'5" (5.92m)**

Large family room with two ceiling light fittings, coving and further two wall mounted lights either side of the fireplace. Focal point of the room is raised tiled fireplace with wood burning stove. Two double radiators, carpet to the floor, various power points, Satellite TV, BT point, joint smoke and carbon monoxide alarm, large uPVC double glazed sliding patio doors with curtain pole and hanging curtains overlooks the rear garden. Door with multi glass panels leads to the hallway.

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**Dining Room – 10'11" (3.32m) x 13'4" (4.06m) plus door access**

Chandelier light fitting, coved ceiling, double and single power points, carpet to the floor, large single radiator. Glazed doors lead to the conservatory with side glass windows.



**Conservatory – 11'3" (3.42m) x 13'2" (4.01m)**

Polycarbonate roof with a brick facing back cavity wall and double glazed windows with concertina fitted blinds to all aspect with French doors leading out to the pond rear garden. TV points, various power points, oak wood flooring, Myson wall heater, ceiling light with fan.



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**Kitchen/Diner with Family Room – 23' (7.01m) x 15'8" (4.77m) extends to 10'11" (3.32m) x 14'6" (4.42m) within the Family room.**

Modern fitted kitchen finished to a high standard with a range of wall mounted cupboards and base units with grey gloss doors and complimented by a white sparkle work top with matching splash back to the walls. Integrated appliances include a full size fridge and freezer, dishwasher, eye level double oven, 4 ring gas hob with overhead extractor. Stainless steel 1½ sink with waste disposal, chrome mixer tap and drainer. Central island with further storage and breakfast bar for informal dining with two overhead ceiling light fittings. Double glazed window with a roller blind overlooks the rear garden. Wall mounted CCTV monitor.



The dining area provides ample space for a dining table and chairs. Pendant light fitting, 2 further wall mounted lights and a double radiator. Tile effect flooring throughout.





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Family room has 6 recessed spotlights to the ceiling, double radiator, Satellite TV and various power points, 9 double glazed windows with roller blinds overlook the side/rear garden. Wood door with glazed panel insert and blind provides access to the patio and rear garden. Focal point of the room is a wood burning stove with a slate hearth and tiled backing.



**Bedroom 1 – 15'8" (4.77m) plus entrance which narrows to 10'1" (3.07m) x 11'0" (3.35m)**

Double bedroom with ceiling light fitting, coved ceiling, double radiator, various power points, TV and BT point, carpet to the floor, double glazed window to the side aspect with curtain track and hanging curtains. Built-in triple wardrobes offer partial shelf and hanging storage which are fronted by mirror sliding doors. A door leads to the en-suite.



**En-suite – 6'5" (1.94m) x 5'3" (1.59m)**

Modern shower room with corner shower enclosure, wet wall finish, mains operated shower, shower tray and retractable shower screen doors. Low level W.C, vanity wash hand basin with chrome mixer tap and mosaic tiled splash back on the walls. Wall mounted mirrored cabinet with built-in light, shaver point, chrome heated towel rail and accessories. 4 recess spotlights to the ceiling, xpelair and coving. uPVC obscure double glazed window with a roller blind to the front aspect.

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### **Bedroom 2 – 11'10" (3.6m) x 11'5" (3.47m)**

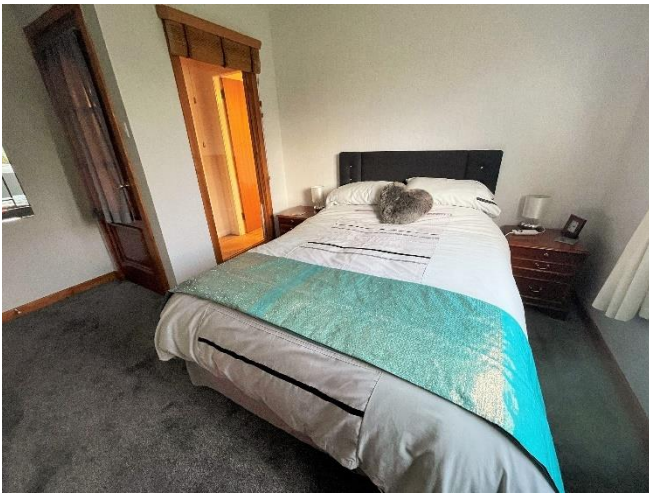
Double bedroom with ceiling light fitting, TV and various power points, double radiator, carpet to the floor. Double glazed window with curtain pole and hanging curtains overlooks the front aspect.

**Small corridor with wood effect vinyl to the floor provides access to Bedroom 3 and Utility room**



### **Bedroom 3 – 9'5" (2.86m) x 12'9" (3.88m) max measurement at door access**

Double bedroom with pendant light fitting, various power points, double radiator, carpet to the floor. Double glazed window with curtain pole and hanging curtains overlooking the side and rear garden. Door to the walk-in wardrobe which has part shelf and hanging storage with carpet to the floor and a pendant light fitting. Glazed internal window with venetian blind looks down the hallway. Door to the En-suite.



### **En-Suite Shower Room – 4'2" (1.26m) x 8'6" (2.58m)**

Low level W.C, pedestal wash hand basin with chrome mixer tap, corner shower enclosure with shower tray, retractable shower screen doors, mira event shower and wet wall finish to the walls. Chrome heated towel rail and accessories, mid height wood linings to the walls obscure uPVC double glazed window to the rear aspect.



### **Utility Room – 12'9" (3.88m) x 7'8" (2.33m)**

Pendant light fitting, work top providing under counter space for washing machine and tumble dryer. Partial splash back tiling to the walls, wall mounted cupboards and base unit housing a stainless steel sink with a chrome mixer tap and drainer. Built-in triple sized storage cupboard with wooden sliding doors offers part shelf and hanging storage and houses the hot water tank. Wall mounted central heating control. Single radiator. Wood effect vinyl to the floor. Double glazed window to the side aspect and a door with recess matting to the floor leads to the garage.

### **Cloakroom – 5'6" (1.67m) x 4'6" (1.36m)**

Two piece suite comprising of a low level W.C, vanity wash hand basin with chrome mixer tap and partial splash back tiling, mirror, double spotlight, vinyl to the floor, chrome towel rail and accessories, obscure double glazed windows with fitted blind to the front aspect.

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### **Staircase & Landing – 8'9" (1.65m) x 6'2" (1.87m)**

Carpeted staircase with modern glass panels and wooden handrail leads to the 1<sup>st</sup> floor accommodation.

Pendant light fitting, smoke alarm, carpet to the floor, single power point, doors lead to 3 bedrooms a bathroom. Loft access via ramsay ladder to a partially floored loft area with a light fitting, power and velux window.

### **Master Bedroom 4 – 10'3" (3.12m) x 12'1" (3.68m)**



Double bedroom with ceiling light fitting, double radiator, tv and various power points. Carpet to the floor. Double glazed window with curtain pole and hanging curtains overlooks the rear aspect. Open archway to the dressing room and en-suite.

### **Bedroom 5 – 12'9" (3.88m) x 9'7" (2.91m)**

4 recess spotlights to the ceiling, smoke alarm, various power points, TV and BT point, carpet to the floor, double radiator and a double glazed window with curtain pole and hanging curtains overlooks the side aspect. A door leads to the en-suite shower room.



### **Dressing Area – 13'11" (4.23m) x 7'10" (2.38m) plus W.C - 5'0" (1.52m) x 2'6" (0.85m)**

Built-in dressing area with a variety of cupboards and drawer units offering storage solutions. Vanity sink with chrome mixer tap and ceramic tiled splashback with overhead mirror and built-in halogen lights, double power point. Shower enclosure with power mira shower, glass shower screen, tray and tiled walls. Recess spotlights to the ceiling, carpet to the floor and a single radiator. Double glazed obscure window overlooks the rear aspect. A room with a low level W.C, pendant light fitting, Xpelair, tiled shelf, chrome accessories and vinyl to the floor.



### **En-Suite – 8'10" (2.69m) x 9'2" (2.79m) incl W.C**

Three piece shower room with recessed shower enclosure with a mira shower, wet wall finish, extractor light and retractable shower screen doors. Vanity sink with shelved storage and fronted by louvre doors, partial tiling to the walls, wall mounted lights, double power point, wall mounted light with shaver point. Toilet cubicle with low level W.C, ceiling light fitting, vinyl to the floor and velux window to the front aspect. Large velux window to the front aspect. A door leads to a walk-in wardrobe which has a ceiling light fitting, built-in shelving, hanging rail and a double power point.





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### **Bedroom 6 – 11'5" (3.47m) x 9'6" (2.89m)**

4 recess spotlights to the ceiling, carpet to the floor, single radiator, various power points, TV point, double glazed window with curtain pole and hanging curtains overlooks the front aspect. Built-in double wardrobes fronted by mirror sliding doors offering part shelf and hanging storage.



### **Bathroom – 8'5" (2.56m) x 8'5" (2.56m)**

Modern fitted bathroom with shower bath with chrome mixer tap, mains operated shower and glass shower screen. Full height tiling throughout. Low level W.C, pedestal wash hand basin with chrome mixer tap, wall mounted mirror glass cabinet. Single radiator, chrome accessories, vinyl to the floor. Obscure double glazed window with fitted blind overlooks the side aspect.

### **Double Integral Garage – 18'6" (5.64m) x 20'7" (6.28m) max measurement**

Large double garage with electric door to the front aspect. Valliant boiler located to one corner. Painted concrete floor and walls. Internal tap, strip lighting, power points. A door leads to the workshop. A wooden door with obscure glass panel insert leads to the rear garden.

### **Workshop – 28'8" (8.73m) x 20'11" (6.38m)**

Various strip light fitting, power points, concrete floor, pre lined walls and various windows which overlook the rear with a further window to the front. Two single garage doors open to the front aspect. An area to one side is laid to work benches, cupboards and shelving. Fuse box and thermostat control panel. This workshop has the scope to develop into a separate self-contained annexe.



### **Driveway and entrance**

A loc block driveway leads to the front of the property and gives access to the garages. The front entrance has an external tiled porch with recess lights to the soffits. Access to the Outside shed, Greenhouse, outside tap and external power supply.

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## **Front & Rear Gardens**

The property is secluded in a sizeable plot measuring approx. ½ acre which is mainly laid to lawn with mature established trees, plants and shrubbery.



At the rear of the property the garden enjoys all day sun with a designated rotary dryer and access to the garage. Decorative walled patio area which leads to the pond and garden which can also be accessed via the conservatory, lounge and family room.

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Council Tax Band "G"

**Note 1 –**

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

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