



2 Robertson Place Forres, IV36 1EU



We are delighted to offer this ground floor 1 Bedroom Apartment with a Garden which is well positioned for the convenience of Forres Town Centre, Train Station and Bus Routes serving Inverness to Aberdeen.

The property is walking distance of the local supermarkets, local Tavern, swimming pool and leisure facilities.

Accommodation comprises; shared entrance vestibule, hallway, lounge, kitchen, bedroom and bathroom. Storage Heating and double glazing. Enclosed garden with timber shed.

An internal viewing is strongly recommended.

EPC Rating Band "E"

OFFERS OVER £88,000

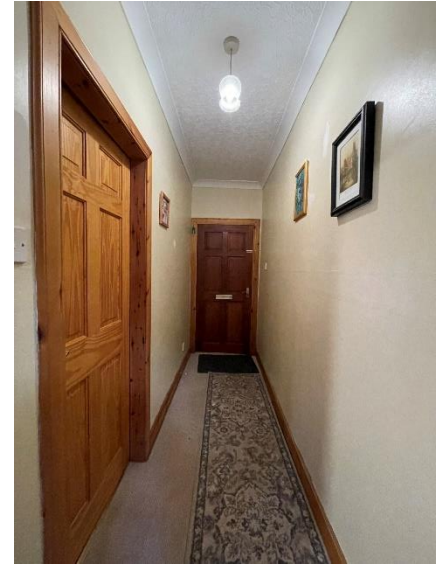
Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Shared Entrance

The property is accessed through double timber doors leading into a lower hall with shared access to the ground floor apartment and 1st floor accommodation. Timber flooring and security light to the ceiling.

Hallway – 13'5" (4.08m) x 3'5" (1.03m)

Secure door with security spy hole and chain leads into the property. Pendant light fitting, artex papered ceiling finished with coving. Smoke alarm, carpet to the floor, single power point and access to the walk-in cupboard. The cupboard (9'9" x 2'10") has a wall mounted light, coat hooks, double power point, carpet to the floor, shelving and provides access to the consumer units. Doors lead to the Lounge, bedroom and bathroom.



Lounge – 14'4" (4.37m) x 11'8" (3.55m)

Good sized lounge with ceiling light fitting, papered ceiling finished with coving, smoke alarm, carpet to the floor, dimplex storage radiator. TV, BT and various power points. uPVC double glazed window with curtain pole and hanging curtains overlooks the rear aspect. Multi panel glass doors lead to the hallway and kitchen.



Kitchen – 7'8" (2.33m) x 4'3" (1.28m) plus door opening

Fitted kitchen with a range of wall mounted cupboards and base units with a work top which is finished with ceramic tiled splashback to the walls. Under counter electric oven and electric hob with overhead extractor hood. Stainless steel sink with chrome mixer tap and drainer. Space for a washing machine and fridge. 3 bulb ceiling light fitting, coving, various power points, heat detector, dimplex radiator, mid height tiling around the remainder walls. uPVC double glazed window overlooks the rear aspect. Secure door with obscure glass panel leads to the garden areas.



Bedroom – 13'3" (4.03m) x 12'3" (3.73m) extends within the alcove recess

Large double room with a pendant light fitting, smoke alarm, artex papered ceiling finished with coving, carpet to the floor. Various power points. Radiator. Recessed alcove with built-in cupboard. Built-in wardrobes fronted with mirror sliding doors which provide part shelf and hanging storage. High level further cupboards. uPVC double glazed window with deep set windowsill, curtain pole, net and further hanging curtains.



Bathroom – 7'6" (2.28m) x 6'6" (1.97m)

Fitted 3-piece suite comprising of a low-level W.C, vanity sink with chrome mixer tap. Bath with chrome taps, wall mounted mira sport shower and glass shower screen. Full height tiling to the walls throughout. Wood effect vinyl to the floor. Built-in cupboards which houses the hot water tank and provides shelved storage. Obscure uPVC double glazed window with extractor fan and blind which overlooks the rear aspect.



Garden

The rear of the property has a paved patio located outside the kitchen access. Stone chip communal pathway provides access to the gardens. Secure garden enclosed within a timber fencing. Areas to stone chip and large paved patio which provides outdoor seating area and leads to the rotary dryer. Timber shed for storage.



Note 1 –

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

Council Tax Band “A”

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.