



## 7 Siwalik Hill, FORRES IV36 2PH



A superb opportunity to acquire this 3-Bedroom Detached Family Home, situated in a desirable residential area of Forres, built by local respectable builder Springfield Properties.

Accommodation comprises of, Entrance Hallway, Open Plan lounge, Dining Area and Kitchen, Utility Room, Double Bedroom and Shower Room, and on the 1<sup>st</sup> Floor, Master Bedroom, further double Bedroom and Family Bathroom.

Further benefits include Gas Central Heating, Double Glazing, Integral Garage, Enclosed Garden to the rear of the property and Car Parking.

Viewing is Strongly Recommended.

EPC Rating C

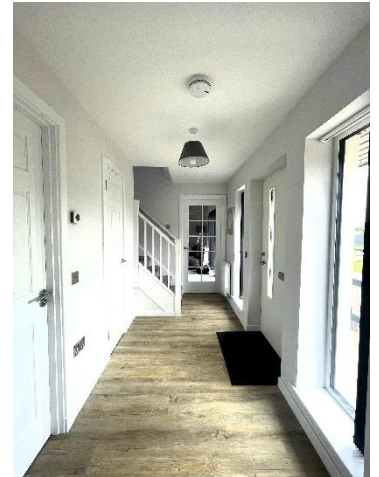
**OFFERS OVER £325,000**

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

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### **Entrance Hallway**

Entrance to the property is through a secure door with secure glazed panel, security spy hole and windows to either side, fitted with vertical blinds. Single light fitting and smoke alarm to the ceiling. Built in cupboard, providing storage space. Wood effect laminate to the floor. Double radiator and double power point. Wall mounted bell chime and heating thermostat. Doors leading to the Lounge, Double Bedroom and Shower Room. Stairs leading to upper accommodation.



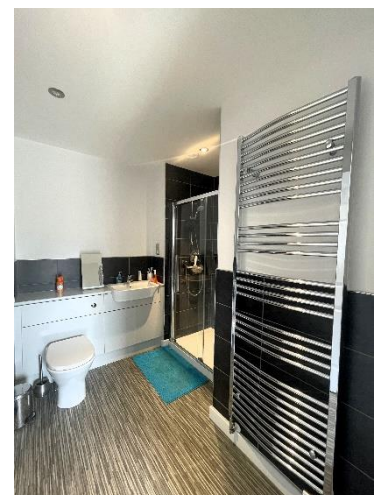
### **Bedroom 3 - 11'11" x 9'9"**

Double Bedroom with window to the front aspect with vertical blinds. Single pendant light fitting to the ceiling. Built in double wardrobe, fronted by sliding mirror doors and offering hanging and shelved storage. Carpet to the floor. Double radiator, TV, BT and various power points.



### **Shower Room - 8'4" x 5'6" (plus shower recess)**

Shower Room with low level WC with a concealed cistern, wash hand basin within a vanity unit and shower enclosure with overhead mains shower. Ceramic tiling to the walls. Shaving point. Vinyl to the floor. Three recessed lights to the ceiling. Wall mounted chrome heated towel rail.

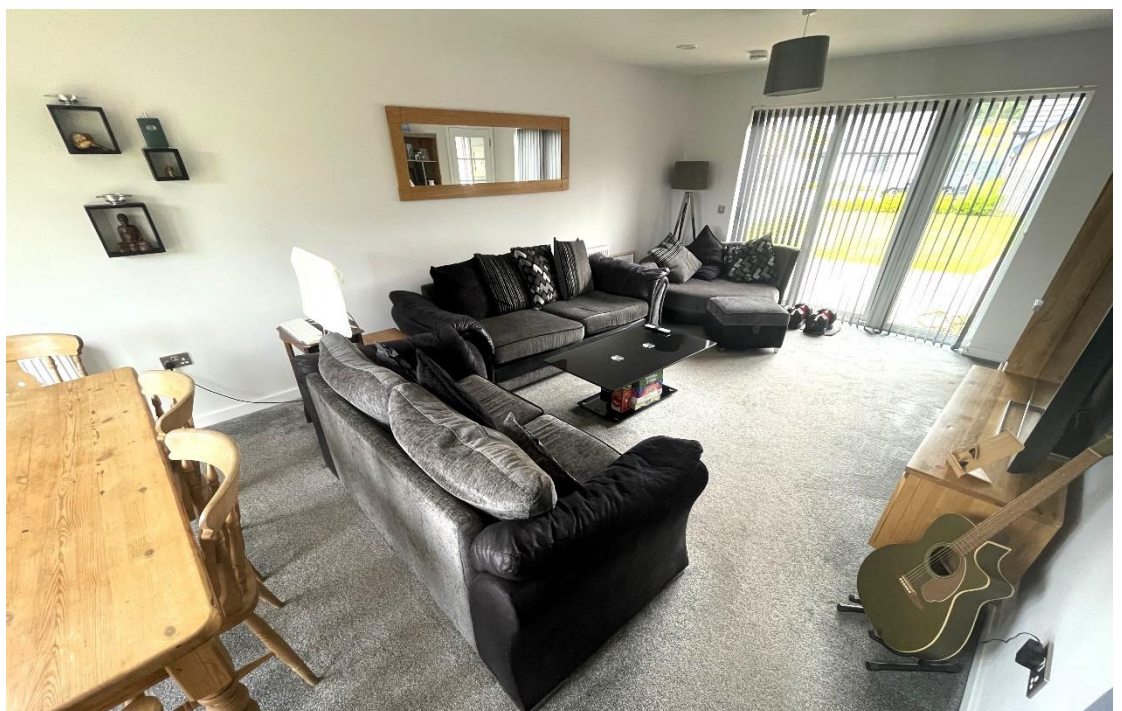


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## **Open Plan Lounge with Dining Area and Kitchen**

### **Lounge with Dining Area - 23'3" x 13'2"**

Multi panel glazed door leading to a nicely presented Lounge with large window to the front aspect with vertical blinds. Carpet to the floor. Single pendant light fitting, 5 bulb light fitting and two smoke alarms to the ceiling. Two double radiators. BT, TV and various power points. Ample space available for a large dining table and chairs. Patio doors leading out to a paved patio seating at the rear of the property, with window to the rear also with vertical blinds. Under stair cupboard providing storage space, light fitting and houses the consumer units.





**Kitchen - 14'0" x 8'6"**

Fully fitted Kitchen with a range of the base units and wall mounted cupboards with under unit lighting, complimented by a granite work surface and upstand. Stainless steel sink, drainer and mixer tap. Kickspace saver heater. Integrated appliances include a fridge/freezer, single electric oven, microwave, 4 ring gas hob, overhead extractor and dishwasher. Window to the rear aspect with vertical blinds. Various power points. 5 recessed spotlights and smoke alarm to the ceiling. Laminate to the floor. Door leading to the Utility Room.





### **Utility Room - 17'10" x 6'0"**

Useful Utility space with base units and wall mounted cupboards. Roll top work surface and upstand. Stainless steel sink, drainer and mixer tap. Wall mounted Potterton gas fired boiler situated to one corner. Integrated washing machine. Window to the rear aspect. Wall mounted heating control. A built-in cupboard housing the heating consumables and a further double built in cupboard housing the Megaflo water tank and ample space to utilise as an airing cupboard. Single pendant light fitting to the ceiling. Various power points. Secure door leading to the Garage.



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**Stairs and Landing - 14'0" x 6'7" (maximum measurement)**

Carpeted staircase leading to upper accommodation with a handrail. The Landing provides access to the Master Bedroom, further double Bedroom and Family Bathroom. Velux window to the rear aspect. Double radiator, double, power point and TV point. Two single pendant light fittings and smoke alarm to the ceiling. A double-built-in wardrobe provides ample storage space.

**Master Bedroom - 10'1" x 11'11"**

Double Bedroom with sliding glazed doors leading out to the Balcony. Carpet to the floor. Single radiator. Various power points, TV and BT point. Built-in wardrobe fronted by triple mirror sliding doors, offering ample storage space.



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**Bedroom 2 - 14'10" x 11'0"**

Double Bedroom with window to rear aspect. Carpet to the floor. BT, TV and various power points. Single radiator. Single pendant light fitting to the ceiling. Double wardrobe, fronted by mirror doors, providing ample storage space.



**Bathroom - 7'8" x 8'0"**

Family Bathroom with low level WC, with concealed cistern, wash hand basin within a vanity unit, bath and corner shower enclosure with overhead mains shower. Ceramic tiling to the walls. Vinyl to the floor. Velux window to the front aspect. Shaving point. Chrome heated towel rail. Three recessed spotlights to the ceiling.



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### Driveway & Garage - 19'6" x 10'7"

Loc bloc driveway providing off street parking. Garage with up and over door to the front and service door to the rear. Two single pendant light fittings and various power points.

### Garden

The garden to the front and side is mainly laid to lawn with flower beds.

Gate access from the driveway garden at the rear of the property, enclosed by a fence boundary, mainly laid to lawn with a flower bed. Patio seating area and a raised decked seating area. Fruit trees are located to one corner of the garden. Rotary drier.







Council Tax Band E

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.

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