



## **107 Forbeshill, Forres, IV36 1JJ**



We are delighted to present this lovely and newly modernised 2 Bedroom Semi-Detached Bungalow with Garage located in a desirable area of Forbeshill.

The property has been upgraded throughout and is presented in immaculate condition.

Accommodation comprises; entrance hallway, lounge/diner, kitchen, 2 double bedrooms and a bathroom. Further benefits include Gas central heating, uPVC double glazing, front and rear garden. Single garage within a block.

The local Town of Forres provides a good variety of local and national retailers, leisure facilities, schools and parks.

An internal viewing is strongly recommended.

EPC Rating Band "C"

## **OFFERS OVER £165,000**

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



**Entrance Hallway – 12'7" (3.83m) x 4'6" (1.36m)**

Entrance to the property is through a secure composite door with 9 obscure glass panel inserts. 4 recess LED spotlights to the ceiling, coving, smoke alarm and loft access. Newly fitted carpet to the floor, upright radiator, single power point and a built-in cupboard that provides access to the fuse box, open reach, double power point and shelved storage. Doors lead to the lounge, bedrooms and bathroom.



**Lounge/diner – 20'7" (6.28m) x 10'7" (3.22m) narrowing to 8'6" (2.59m) at dining area**

Spacious lounge area with ample space for a dining table and chairs. Two pendant light fittings, smoke alarm, coved ceiling, wall mounted thermostat control, 8 double power points, TV point and 2 double radiators. uPVC large, double-glazed window with fitted blinds and chrome curtain pole overlooks the front aspect. Open arch to the kitchen.









### **Kitchen – 9'7" (2.91m) x 11'1" (3.37m) plus door access**

Good sized kitchen area with a range of wall mounted cupboards, glass display unit and wine storage with under unit lighting. Base units with a roll top worksurface and matching upstand. Integrated dishwasher and stainless-steel sink with mixer tap and drainer. Space for a washing machine, fridge freezer and electric cooker and hob with built-in overhead extractor hood. 4 bulb ceiling light fitting, coved ceiling, heat detector and carbon monoxide alarm, wood effect flooring, various power points and double radiator. uPVC double glazed window with roller blind to the rear aspect. Built-in storage cupboard and houses the Alpha boiler. Secure uPVC door with obscure glass panel provides access to the side and rear garden.





**Bedroom 1 – 8'10" (2.69m) x 8'6" (2.59m)**

Double bedroom with a single pendant light fitting, coved ceiling, uPVC double glazed window with roller blind and chrome curtain pole overlooks the front aspect. Newly fitted carpet, 2 double power points, radiator and built-in wardrobe provides part shelf and hanging storage.



**Bedroom 2 – 11'6" (3.5m) x 8'7" (2.61m)**

Double bedroom with a single pendant light fitting, coved ceiling, smoke alarm, uPVC double glazed window with roller blind and brushed chrome curtain pole overlooks the rear aspect. Newly fitted carpet, 3 double power points, single radiator and built-in wardrobe provides part shelf and hanging storage.





### **Bathroom – 6'7" (1.99m) x 8'2" (2.49m) within shower recess**

Modern and newly fitted bathroom which comprises of a low-level W.C, vanity wash hand basin with chrome mixer tap and wet wall splash back. Wall mounted mirror with built-in lights and shaver point. Free standing double ended bath with chrome mixer tap. Walk-in shower enclosure with rain head shower and further showering attachment, shower tray, wet wall finish to the walls and glass shower screen. Recess LED spotlights and extractor fan to the ceiling. Vinyl flooring. Chrome heated towel rail.



### **Front and Rear Garden**

The property benefits from a good-sized front garden which is mainly laid to lawn and is enclosed within a fence boundary and secure gate for access. Paved pathway leads to the front door where there is a tiled step and outside light. A good variety of established shrubs and bushes. Access around the side leads onto a paved patio with covered lean-to which gives access to the side kitchen door. Further pathway then carries on to the rear garden which is mainly laid to lawn with a small area of artificial lawn. Rotary dryer, outside tap, 2 timber sheds for storage and small area to planting. Low lying fence and gate leads out to the block of garages.





### Single Garage

To the rear of the property there is a block of garages. The third garage from the left comes with the property.

Council Tax Band "C"



Note 1 – All floor coverings, light fittings, blinds and curtain poles are included in the sale.

Note 2 – The fridge/freezer, washing machine and cooker are available if required.

**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.