



## **SPINNINGDALE, NORTH ROAD, FORRES IV36 1AP**



Fantastic opportunity to acquire this fabulous traditional stone built 4 Bedroom Family Home. The property is well presented and retains many original features including cornicing and fireplaces.

The house is ideally situated close to the Town Centre of Forres and all of its amenities, including schools, bakers, butchers, supermarkets, leisure facilities and parks.

Accommodation comprises; Entrance Porch, Hallway, Lounge with stove, Dining Kitchen with open fire, Utility Room, Bathroom, Master Bedroom with En-Suite, 2<sup>nd</sup> Double Bedroom and two Attic Rooms.

This property benefits further from Gas Central Heating, uPVC Double Glazing, Driveway, Timber Shed, Greenhouse, Log Cabin, Summerhouse and established Gardens.

EPC Rating E

### **OFFERS OVER £320,000**

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

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Entrance to the property is via a secure uPVC double glazed door with glazed insert.

**Entrance Porch -10'8" (3.25m) x 5'2" (1.57m)**

Vestibule with new uPVC double glazed windows to the front aspect. Half height wood panelling, double power point and 2 light fittings to the ceiling. Double doors lead to the hallway.



**Hallway – 9'2" (2.79m) x 3'9" (1.13m)**

Welcoming Hallway with single pendant light fitting and smoke alarm to the ceiling. Ceramic tiled flooring. Single radiator. Wall mounted thermostat control. Under stair storage cupboard providing partial shelving with a light fitting. Double power point. A staircase leads to the upper accommodation and doors lead to the Lounge, Bathroom and Dining Kitchen.



**Shower Room - 9'2" (2.79m) x 5'11" (1.8m)**

Modern fitted shower room with a vanity sink with chrome mixer tap and low-level W.C with part tiled splash back to the walls. Walk-in shower enclosure with large rain shower head and further showering attachment, wet wall and retractable shower screen doors. Built-in cupboard with partial shelving for storage. 3 bulb ceiling light fitting, extractor fan, shaver mirror and chrome accessories. Tile effect vinyl to the floor, chrome heated towel rail and obscure uPVC double glazed window with venetian blinds to the side aspect.



**Lounge – 14'10" (4.52m) x 14'8" (4.47m)**

Spacious room with the focal point of the room is a fireplace with wood burner, a cast iron and ornate tiled insert, tiled hearth and wood surround. Single pendant light fitting and ornate coved ceiling. Carpet to the floor. Two uPVC double glazed windows, one with curtain pole and hanging curtains overlooking the front aspect and the other is to the side aspect with Roman blind. Recessed alcove, with a wall mounted mirror and open shelving. Large wall mounted vertical radiator. TV and various power points.





**Dining Kitchen – 14'4" (4.37m) x 15'2" (4.62m)**

Superb Kitchen with a range of base units and larder cupboards with roll top work top and complimented by wet wall splash back. Space for a large Range Master oven with overhead built-in chimney style extractor hood & light and a decorative glass splash back. Stainless steel sink, drainer and mixer tap. Space for a fridge freezer. 2 bulb ceiling light fitting and coved ceiling. tiled flooring, uPVC double glazed window with wrought iron curtain pole and hanging curtains. Double radiator and various power points. An open fireplace with a wood surround and mantle, cast iron insert and tiled hearth provides a lovely focal point. Decorative shelving. Wood flooring. A recessed alcove provides shelved and cupboard storage. TV Aerial. A door leads to the Utility Room.





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**Utility – 11'1" (3.37m) x 7'4" (2.23m) plus the door recess**

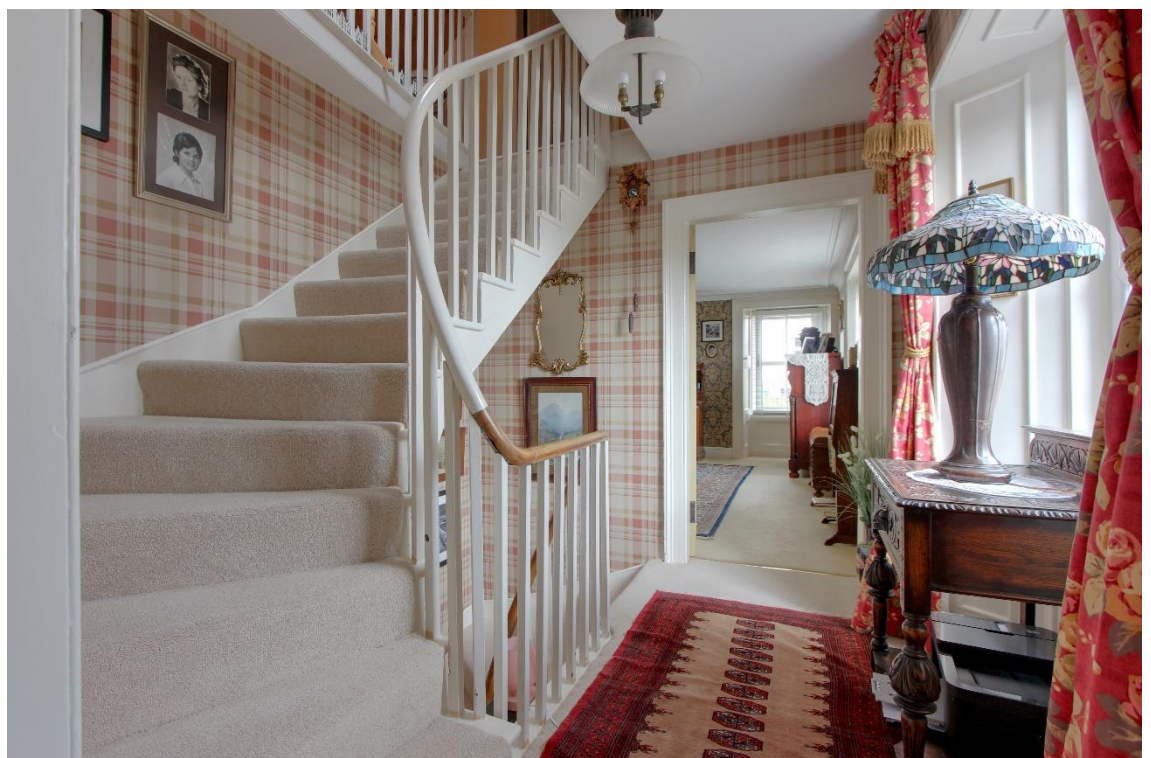
Useful Utility Room with base units and work surface. Stainless steel sink, drainer and mixer tap. A uPVC double glazed window overlooks the rear aspect with a stable door leading to the side of the property. Four bulb light fitting to the ceiling. Wall mounted gas fired boiler and thermostat control panel. Various double power points. Double radiator. Wall mounted shelving. Ceramic tiling to the floor. Space available for a washing machine and tumble drier.



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**Staircase & Landing – 8'10" (2.69m) x 3'5" (1.01m)**

A carpeted staircase leads to the 1<sup>st</sup> floor accommodation with painted spindles and wooden handrail. The landing has 3 bulb strip light fitting. Carpet to the floor. Single power point. uPVC double glazed window with brass curtain pole which overlooks the front aspect. Doors leads to the Master Bedroom and Bedroom 2. A further staircase leads to the Attic bedrooms.



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### **Master Bedroom 1 - 14'11" (4.55m) x 14'8" (4.47m)**

Large double bedroom with a single pendant light fitting operated on a dimmer switch and ornate coved ceiling. Large radiator. uPVC double glazed windows overlook the front and side aspect with blinds. Various power points. TV point. Carpet to the floor. Built in storage cupboard offering part shelving. A door leads to the En-Suite Bathroom.



### **En-Suite Bathroom - 9'0" (2.74m) x 6'4" (1.92m)**

4 piece suite comprising of a low level W.C, pedestal wash hand basin with a chrome mixer tap, freestanding bath with a chrome mixer tap and shower attachment. A corner shower cubicle with a shower tray, mains operated shower and glass shower screen and finished with tiled walls. Partial tiling to the walls, chrome accessories, glass shelf and wall mounted mirror, uPVC obscure double-glazed window overlooks the rear aspect. Ceiling light fitting and coving.



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### **Bedroom 2 - 14'11" (4.55m) x 10 (3.05m) plus door recess 5'3" (1.59m)**

Large double room with uPVC double glazed windows overlooking the front and rear aspect, one with a wrought iron curtain pole. Carpet to the floor. Single pendant light fitting and coving to the ceiling. Large double radiator.



### **Staircase and Landing to Attic Rooms**

A further carpeted staircase with a wooden balustrade and spindles leads to the attic rooms. A velux window overlooks the front aspect, carpeted shelf, wood linings to the ceiling, painted wood flooring, built-in storage cupboards with roller blinds and further cupboard for storage. Doors lead to the bedrooms.



### **Attic Room 1**

Original wood flooring. Small uPVC double glazed window overlooks the side aspect. Pendant light fitting. Double radiator and various power points.



### **Attic Room 2**

Attic bedroom with a pendant light fitting. Small uPVC double glazed window overlooks the rear aspect with a further fixed uPVC double glazed velux window to the front aspect. Double radiator and two double power points. Original wood flooring.



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## Driveway and Gardens

The front of the property and driveway is enclosed with double gates. Off-road car parking for 2 vehicles on a stone chip driveway.

The rear garden commences with a paved area which gives access to the utility room. There is a large timber shed here for storage and has power and lighting. The rear garden is tiered, and the upper part is enclosed within a secure gated fence and has a section to the right with an area to stone chip and a large greenhouse. To the left there is a raised decking with a timber clad summerhouse providing elevated views to the east. Below this is a large area to storage. Moving down the garden there are decorative steps and an area to lawn leading to the 2nd tier where a further area to raised decking provides a lovely area with access to the summerhouse. On the decking there is a further timber storage shed and privacy hedge with established plants along the perimeter. The lower part of the garden is mainly laid to lawn with and trees to one side of the garden which opens onto a lawn and designated rotary dryer. The rear garden enjoys sunshine through to the late evening.





**Summer House – 12'11" (3.94m) x 10'5" (3.17m)**

A further outside room which has two sets of French doors which open onto the decking. Pendant light fitting operated on a dimmer switch. Exposed wood flooring. Various power points, Tv point and WIFI.



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Note 1 –

All floor coverings, blinds, curtain poles and light fittings are included in the sale. (except Chandeliers in Lounge, master bedroom and summer house, the downstairs entrance hall pendant light and landing pendant light and kitchen ceiling light which are not included)

Note 2 –

Cooker and integrated appliances are included in the sale.

Council Tax band Currently D

**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.

Please call 01309 696296 for an appointment

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