



1 Anvil Court, Forres, IV36 1AQ



We are delighted to present this newly built Modern 2 Bedroom Semi-Detached Town House which has been finished to a high standard throughout.

The property enjoys a central location close to Forres High Street and all the local amenities.

Accommodation comprises; Entrance hallway, Shower room, Open plan Lounge with Kitchen/diner. 1st Floor provides access to the 2 bedrooms and Shower room. Enclosed Front Garden area. Further benefits include Double Glazing and Electric Heating.

An internal viewing is strongly recommended.

EPC rating Band "C"

OFFERS OVER £185,000

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

Entrance Hallway – 6'10" (2.07m) x 4'4" (1.31m)

Entrance to the property is through a secure composite door with glazed panels and side glazed windows leading into the hallway. Pendant light fitting, smoke alarm, fitted storage cupboard fronted by mirror sliding doors provides access to the fuse box. Wood effect laminate flooring. Open arch the kitchen and door to the shower room.



Shower Room – 6'4" (1.92m) x 7'7" (2.3m)

Modern suite with low level W.C and concealed cistern, vanity wash hand basin with chrome mixer tap, walk-in shower cubicle with mains operated rain head shower and further showering attachment, tiled walls and low-rise shower tray with retractable shower screen doors. Further mid height tiling to the remainder walls, chrome heated towel rail, extractor fan, light fitting and double-glazed obscure window to the front aspect.



Open Plan Lounge with Kitchen/Diner – 27'0" (8.22m) x 13'10" (4.21m)

Lovely modern open plan arrangement with a good-sized area to kitchen/diner which overlooks the area to lounge. Modern fitted kitchen with a range of fitted units which include integrated appliances such as the eye level oven and microwave, ceramic hob with overhead stainless steel and glass chimney extractor hood, fridge, dishwasher, washing machine and composite sink with mixer tap and drainer.

The kitchen area provides ample space for a dining table and chairs. There are 6 Led downlights, heat detector, two double power points, and a double radiator. The open plan staircase provides access to the first floor. Wood effect laminate flooring throughout.

The Lounge area has the fabulous 3 panel double glazed window which overlooks the front aspect drawing natural light to the room. Led lights to the ceiling, smoke alarm, carbon monoxide alarm and double radiator. Various double power points including USB Sockets and TV point.





Staircase & Landing

Staircase with cable railing leads to the 1st floor accommodation. There are 3 pendant light fittings: one at the bottom, mid height and top floor. Double glazed velux window to the ceiling. Smoke alarm, double power point and doors leading to the two bedrooms and shower room.



Bedroom 1 – 10'8" (3.25m) x 13'10" (4.21m)

Pendant light fitting, carbon monoxide alarm, various double power points including USB sockets, TV point, double radiator and two panel double glazed window which overlooks the front aspect.



Bedroom 2 – 9'8" (2.94m) x 10'2" (3.1m)

Pendant light fitting, various double power points including USB sockets, TV point, double radiator and two panel double glazed window which overlooks the front aspect. Built-in cupboard with pendant light that houses the mega flow tank and is fitted with mirror sliding doors.



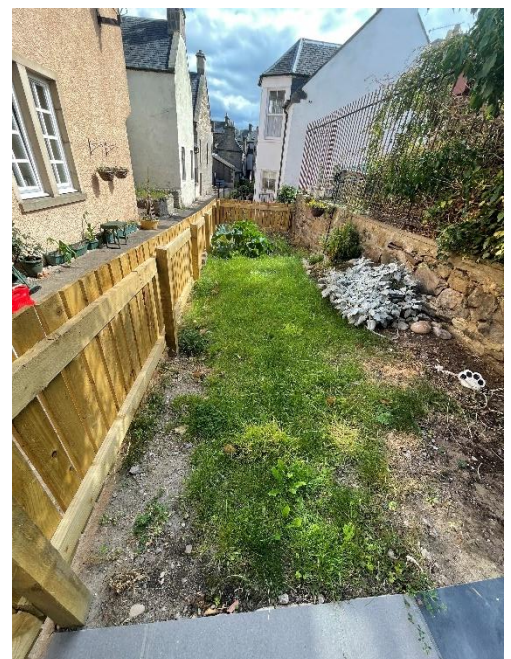
Shower Room – 6'3" (1.89m) x 6'6" (1.97m)

Modern suite with low level W.C, vanity wash hand basin with chrome mixer tap, walk-in shower cubicle with mains operated rain head shower and further showering attachment, tiled walls and low-rise shower tray with retractable shower screen doors. Further mid height tiling to the remainder walls, chrome heated towel rail, ceiling light fitting and double-glazed obscure window to the front aspect.



Front Garden

The property is retained within a timber fence with secure gate for access. Ramped paved access to the front door. Area to lawn with some established planting. Further pathway to a side iron gate which gives access to North Road.



Note 1 –

All integrated appliances are included in the sale.

Council Tax Band TBC



Forres is a thriving Historical Town with an abundance of Local and National Shops. Most commonly famous for its Historical attractions which include Nelson's Tower, Sueno's Stone and its award-winning parks.

Local Recreational Activities include Tennis, Squash Club, Swimming Pool with Multi Gym, Golf Course and a good variety of social clubs for all ages.

Benromach Distillery in Forres is world renowned famous for its handcrafted Speyside Single Malt Whiskey.

Local Transport includes a regular bus and train service which serves the Highlands of Inverness along the Moray Coast to Aberdeen.

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.