



Grangeview, Alves, IV36 2RB



We are delighted to present this lovely 3/4 Bedroom Bungalow located within a small hamlet of houses between Forres and Alves.

The property enjoys a semi-rural location with surrounding countryside views. The Town of Forres is just a short drive and provides all the local and national retail shops, post office, schools, swimming pool, award winning parks and a local community.

Accommodation comprises; entrance porch, hallway, lounge, kitchen/diner, utility room, shower room, 3 double bedrooms, office/single bedroom and family bathroom. Further benefits include garden room, double garage with driveway, workshop and wrap around garden. Further benefits include uPVC double glazing and dual central heating by means of oil and the multi-fuel stove.

An internal viewing is strongly recommended.

EPC Rating Band "D"

OFFERS OVER £320,000

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

Entrance Vestibule – 4'10" (1.46m) x 4'11" (1.48m)

Entrance to the property is through a timber secure door with ornate double-glazed panel and two side glazed windows. The vestibule has a pendant light fitting, wall mounted coat hooks and carpet tiling to the floor. Further glazed door with side glazed window provides further light to the hallway.

T-Shaped Hall – 4'11" (1.48m) x 11'10" (3.6m) extends to 25'11" (7.88m) x 3'9" (1.13m)

The hallway provides access to the lounge, 4 bedrooms, bathroom and kitchen. Three ceiling light fittings, smoke alarm, loft access and 2 single power points, large single radiator and further double radiator with radiator cover, laminate wood flooring and built-in cupboard which provides shelved storage and is commonly used as an airing cupboard.



Lounge – 16'1" (4.9m) x 14'6" (4.42m) within the recess

Good sized front facing room which has a large uPVC double glazed picture window with roller blind and timber pelmet. The focal point of the room is the multi-fuel stove with a fireplace surround and hearth. 4 halogen bulb ceiling light fitting plus further recessed lights operated on a dimmer switch, smoke alarm, large double radiator, carpet to the floor. Tv, Bt and various power points. Open arch with curtain pole and hanging curtain to the kitchen/diner.





Kitchen / Diner – 24'10" (7.56m) x12'0" (3.66m)

Fabulous sized kitchen / diner with a range of under counter cupboards with a roll top worksurface and tiled splash back to the wall. Integrated Eye level double oven and electric hob with a stainless-steel chimney style extractor hood and larder fridge. Wall mounted cupboard and open shelf arrangement. Composite sink with mixer tap and under counter space for a dishwasher. Large uPVC double glazed window with venetian blinds to the side aspect. 3 bulb strip light fitting in the kitchen, two bulb light at the dining area plus further recessed lights operated on a dimmer switch. Open plan to the dining area which provides a generous amount of space for a dining table and chairs. Two further uPVC double glazed windows with matching venetian blinds that overlook the front and side aspect. Two double radiators, various double power points, BT point and Karndean flooring that runs throughout. Door leads to the hallway and utility room.





Utility Room – 11'11" (3.62m) x 6'6" (1.97m)

Practical utility room with a double base unit and stainless-steel sink, chrome taps and drainer, roll top worksurface and tiled splash back. Under counter space for a washing machine. Free standing space for a fridge and freezer. Double wall mounted cupboards, various power points and a uPVC double glazed window which overlooks the rear aspect. Two built-in cupboards; one houses the hot water tank and the other has access to the fuse box, both allowing further storage. Secure door with glazed panel to the external vestibule. Strip light fitting and carpet tile flooring. Door to the shower room.



Shower Room – 6'5" (1.94m) x 8'3" (2.51m)

Low level W.C, pedestal wash hand basin with chrome taps and wall mounted mirror. Mid height tiling around the walls. Shower enclosure with tin frame and hanging curtain. Single radiator, wall mounted coat hooks, carpet tiles to the floor, ceiling light fitting, obscure uPVC window to the rear aspect.

Rear Vestibule – 3'9" (1.13m) x 4'9" (1.43m)

External porch with wall mounted coat hooks, mid height tiling, wood effect vinyl and double-glazed window which overlooks the rear aspect. Secure uPVC door with half height obscure glass leads to the rear garden and garage.

Bedroom 1 – 9'8" (2.94m) x 12'8" (3.86m)

Double bedroom with a pendant light fitting, large single radiator, carpet to the floor, 2 power points, sink with chrome taps set within a vanity unit offering drawer storage. Wall mounted mirror and shaver light. Double wardrobe fronted by wooden sliding doors provides part shelf and hanging storage. uPVC double glazed window with roller blind to the rear aspect.



Bedroom 2 – 10'5" (3.17m) x 9'8" (2.94m) plus door access

Double bedroom with a pendant light fitting, large single radiator, carpet to the floor, 2 power points, sink with chrome taps set within a vanity unit offering drawer storage. Wall mounted mirror and shaver light. Double wardrobe fronted by wooden sliding doors provides part shelf and hanging storage. uPVC double glazed window with hanging curtains to the rear aspect.



Bedroom 3 – 11'5" (3.47m) x 10'10" (3.3m) plus door access

Double bedroom with a pendant light fitting, large single radiator, carpet to the floor, 2 power points, sink with chrome mixer tap set within a vanity unit offering drawer storage. Wall mounted mirror. Double wardrobe fronted by wooden sliding doors provides part shelf and hanging storage. Further single cupboard with area to shelving. uPVC double glazed window with roman blinds to the front aspect.



Office – 6'10" (2.07m) x 7'0" (2.13m)

Single room with a pendant light fitting, single power point, BT point, carpet to the floor and uPVC double glazed window with hanging curtains overlooks the side aspect.

Bathroom – 5'9" (1.75m) x 7'11" (2.4m)

Modern family bathroom with a vanity unit supporting a low-level W.C and wash hand basin with mixer tap, bath with mixer tap and showering attachment. Mid height wet wall finish to the walls, black heated towel rail, wall mounted mirror with built-in light, black finish accessories, xpelair, 4 recess led lights to the ceiling. Tile effect vinyl to the floor.



Wrap around garden

The property has a mature garden which wraps around the property providing access to all areas. The front and side are partially enclosed behind a large l-shaped hedge with trees, pear tree, an area to lawn and rotary dryer. At the other side of the property there is an area to timber decking with outside water tap, apple tree and Garden room with hot tub. To the rear is the driveway that leads to the double garages with workshop. Wild garden along the bund of the boundary.



Garden Room – 13'3" (4.03m) x 13'1" (3.98m)

The garden room has been used to house a hot tub. uPVC double glazed windows to three aspects, separate fuse box, felt matting to the floor, two towel rails, various power points and extractor fan.



Driveway & Double Garage – 17'0" (5.18m) x 18'0" (5.49m)

Tarmac driveway provides off road carparking at the front and rear of the property. To the rear there is a double garage with two up and over doors and side access door. Power and strip lights. Workshop located around the back of the garages.

Oil tank is located at the side of the garage. Soakaway and septic tank are to the right of the well and are only 6 months old.



Note 1 –

All floor coverings, light fittings, blinds and curtains are included in the sale. Integrated appliances and hot tub are also included.

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.

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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