



44 Anderson Crescent, Forres, IV36 1ND



We are delighted to offer this 2 Bedroom Mid-Terraced House located in a popular residential area of Forres. The property is located within walking distance of a local convenience store, Forres High Street, Primary & Secondary Schools, Local Parks and Leisure Facilities.

Accommodation comprises; Entrance Porch, Hallway, Lounge Diner, Kitchen, 2 Double Bedrooms and a Bathroom.

Further Benefits include Gas Central Heating, uPVC Double Glazing, Enclosed Front and Rear Garden.

EPC Band - D

OFFERS OVER £105,000

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

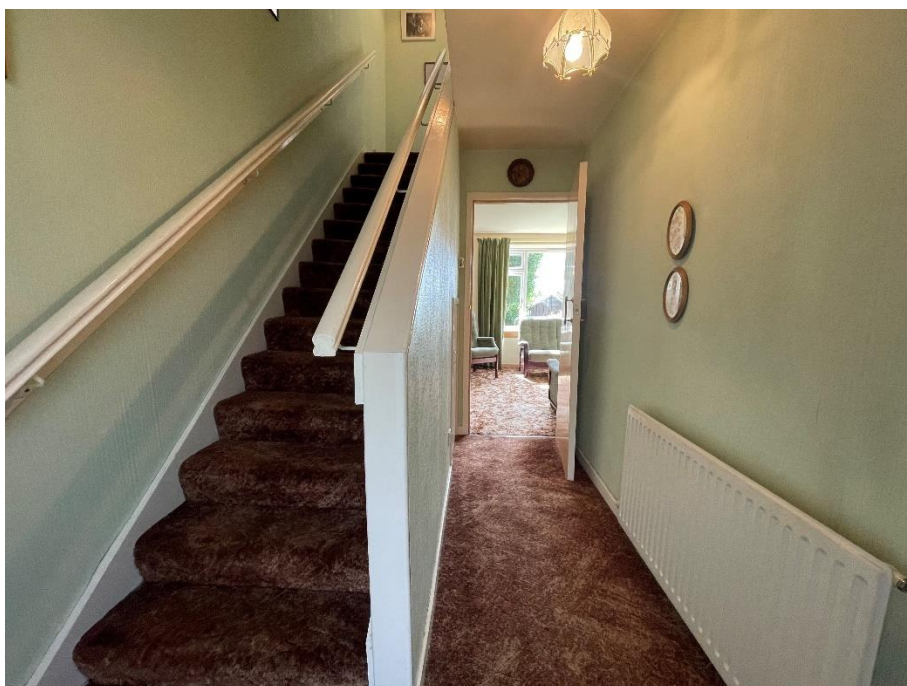
Entrance Porch – 6'7" (1.99m) x 4'9" (1.43m)

Entrance to the property is through a uPVC door with glass panel insert leading into the porch. Two further uPVC windows provide natural light and overlook the front aspect. Carpet to the floor. Door with ornate glass panels leads to the hallway.



Hallway – 6'4" (1.92m) narrows to 3'1" (0.93m) x 11'2" (3.4m)

Pendant light fitting, single radiator, single power point, BT point, thermostat control, wall mounted bell chime and carpet to the floor. Smoke alarm, carpeted staircase to the 1st floor accommodation which provides under stair storage and access to the fuse box and meters. Door to the lounge.



Lounge – 10'10" (3.3m) x 15'9" (4.8m) plus alcoves

Good sized lounge which enjoys the afternoon and evening sunshine. 3 bulb ceiling light fitting, double radiator, TV, BT and various power points, carpet to the floor, large uPVC window with hanging curtains to the rear aspect. Focal point of the room is the fireplace with the gas fire set within a tiled surround and hearth with recess alcoves either side. Built-in cupboard offering shelved storage. Door to the kitchen.



Kitchen – 11'0" (3.35m) x 9'10" (2.99m)

A range of wall mounted cabinets, base units with a roll top worksurface and integrated stainless-steel sink with chrome taps and drainer. Space for an electric oven and hob. Under counter space for a washing machine, tumble dryer, fridge and freezer. Various power points, strip light fitting, 2 further ceiling lights, single radiator, carpet to the floor and a uPVC double glazed with hanging net curtains overlooks the front aspect. Wall mounted single boiler and thermostat control for the central heating. Larder cupboard provides shelved storage. Secure door with glass panel inserts leads out to the side alley.



Staircase & Landing

Carpeted staircase with two handrails leads to the 1st floor accommodation. The landing has a pendant light fitting, smoke alarm, loft access and a single power point. Doors lead to the 2 bedrooms and bathroom.

Bedroom 1- 13'1" (3.98m) x 9'8" (2.94m) plus door access

Double bedroom with a pendant light fitting, carpet to the floor, power point, single radiator, built-in large wardrobe providing storage and further double wardrobe provides shelved storage and access to the hot water tank. uPVC double glazed window overlooks the front aspect.



Bedroom 2- 10'6" (3.2m) x 9'11" (3.02m)

Double bedroom with a pendant light fitting, carpet to the floor, power point, single radiator, built-in double wardrobe provides shelved storage and hanging storage. uPVC double glazed window with hanging curtains overlooks the rear aspect. Tiled fireplace currently not in use.



Bathroom – 5'7" (1.7m) x 6'4" (1.92m)

Low level W.C, pedestal wash hand basin with chrome taps and bath with chrome taps, full height tiling to the walls, glass shelf and shower curtain. Carpet to the floor. Vanity unit, electric heater, towel rail and shelf. Obscure uPVC window overlooks the rear aspect.



Front & Rear Gardens

The front garden is enclosed within a wrought iron fence with gate for security. Mainly laid to lawn with rose bushes around the perimeter fence and under the kitchen window. Shared access lane gives access to the rear garden and to the side kitchen door. The lane has a timber door for privacy. The rear garden has a boundary hedge to one side and to the rear with two established trees, various shrubs and is mainly laid to lawn. Washing line and timber shed for storage. No boundary between the neighbours.





Note 1 –

All floor coverings, light fittings, appliances (except cooker), curtains and blinds are included in the sale.

Council Tax Band “A”

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.
