



12 Walker Court, Forres, IV36 1ZQ



We are delighted to offer this very well presented 2 Bedroom 1st Floor Flat located within a popular residential area of Forres.

The property is within walking distance of all the local amenities, shops, post office, primary and secondary schools, bust stop, railway station and the town centre of Forres.

Accommodation comprises of a shared entrance with the flat above to an open stairwell arrangement with ample space for bin storage. Staircase to 1st floor and private access to the apartment. Entrance vestibule, hallway, open plan lounge with access to the kitchen, shower room and 2 bedrooms. The property shares a communal garden and drying area. Further benefits include Electric Central Heating and Double Glazing.

Viewing is Highly Recommended

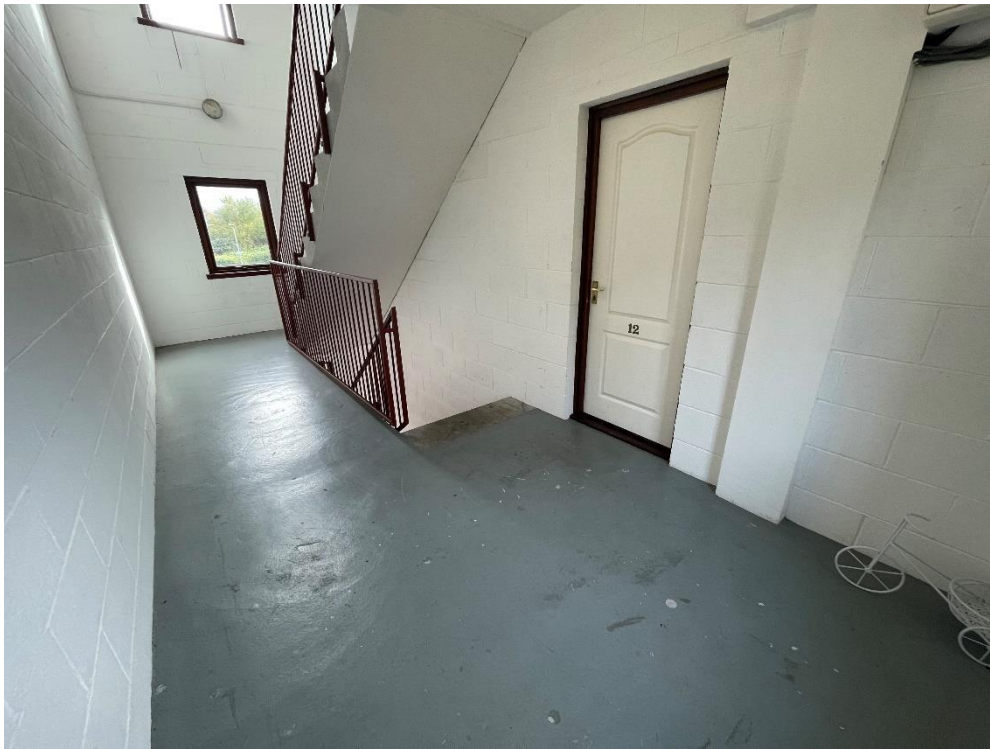
EPC Rating Band "C"

OFFERS OVER £100,000

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

Secure Entrance

Entrance to the property is via a shared access with the above neighbour which leads into the lower hallway. This has a concrete floor and large open space with ample room for bin storage. Security lights and rear double-glazed window. Staircase leads to the 1st floor apartment access. The 1st floor landing has 2 double glazed windows which overlook the front and rear aspect.



Entrance Vestibule – 6'3" (1.89m) x 3'0" (0.91m)

The property has its own private door which leads directly to the vestibule. Pendant light fitting, carpet to the floor, wall mounted coat hooks and access to the fuse box. Further door leads to the hallway.

Hallway – 11'4" (m) x 3'1" (m) extends to 3'10" (1.16m)

Pendant light fitting, smoke alarm, dimplex electric storage radiator, carpet to the floor, single power point, built-in cupboard which houses the hot water tank and provide shelved storage. Further built-in utility cupboard for storage. Doors lead to the lounge, 2 bedrooms and shower room.



Lounge/ Diner - 14'10" (4.52m) x 10'7" (3.22m)

Lovely front facing lounge with deep set windowsill and 2 double glazed windows with wall mounted curtain pole. 2 pendant light fittings, coved ceiling, smoke alarm, dimplex electric storage radiator and carpet to the floor. TV, BT and various power points. Multi panel glass door to the kitchen and to hallway. Space for a table and chairs.



Kitchen - 9'6" (2.89m) x 7'10" (2.38m)

Fitted kitchen with a range of wall mounted cupboards and base units with a roll top worksurface and ceramic tiled splash back to the walls. Integrated under counter electric oven, electric hob and built-in overhead extractor hood. 1 ½ stainless steel sink with chrome mixer tap and drainer. Under counter space for a washing machine and tumble dryer. Freestanding space for a fridge/freezer. Various power points. Pendant light fitting, heat detector, tiled flooring and double-glazed window with roller blind to the rear aspect.



Bedroom 1 - 11'2" (3.4m) x 9'7" (2.91m)

Double Bedroom with double glazed window which overlooks the front aspect. Single pendant light fitting to the ceiling. Fitted carpet to the floor, Dimplex radiator, BT point and various power points. Built in large double wardrobe, fronted by concertina double doors, offering shelved and hanging storage.



Bedroom 2 – 10'10" (3.3m) x 7'01" (2.15m)

Further bedroom with double glazed window overlooking the rear aspect. Single pendant light fitting to the ceiling. Fitted carpet to the floor. Dimplex radiator, TV, BT point and various power points. Built in single wardrobe, provides hanging and shelved storage.



Shower room - 6'6" (1.97m) x 6'3" (1.89m)

White suite comprising of a low-level W.C, pedestal wash hand basin with chrome taps, wall mounted shaver and shaver light. Walk-in shower enclosure with Mira sport electric shower, shower tray, ceramic tiled walls and retractable shower screen doors. Full height ceramic tiling to the walls throughout. Tiled flooring. Dimplex wall mounted heater, ceiling light fitting, extractor fan and double glazed obscure glazed window with roller blind to the rear aspect.



Gardens and Parking

Ample car parking available to the front of the property. Shared garden & drying area which is partially enclosed by a fence boundary. Shared outside storage space.

Note 1

All floor coverings, integrated appliances and light fittings are included in the sale.

Council Tax Band "B"

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.