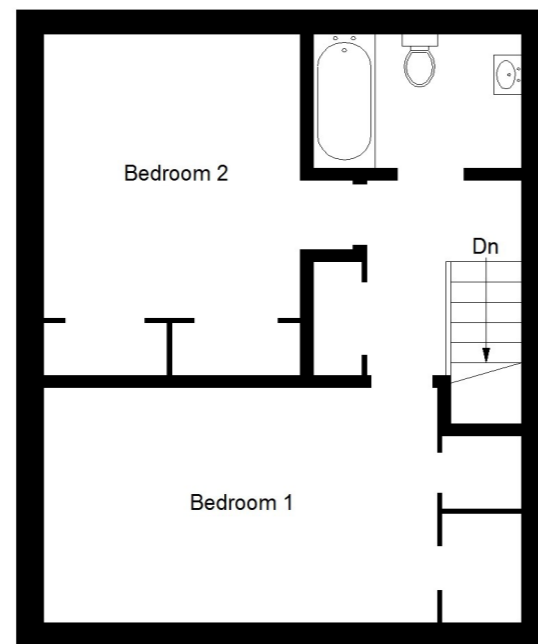


**Ground Floor**



**First Floor**

**Services**

Mains gas, electricity, water, and drainage.

**Extras**

All carpets, fitted floor coverings, and integrated appliances. Some furniture is available by separate negotiation.

**Heating**

Gas central heating.

**Glazing**

Double glazing throughout.

**Council Tax Band**

B

**Viewing**

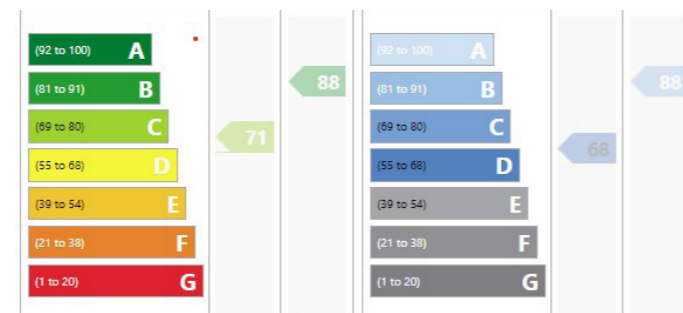
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £110,000  
 A full Home Report is available via Munro & Noble website.



**HOME REPORT VALUATION £110,000**

**238 Califer Road  
 Forres  
 IV36 1JE**

*This well-proportioned two bedroomed, mid-terraced house is conveniently located within walking distance of a number of local amenities.*

**OFFERS OVER £105,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

**Property Overview**

-   
Mid-Terraced House
-   
2 Bedrooms
-   
1 Reception
-   
1 Bathroom
-   
Gas
-   
Garden
-   
On-Street Parking

**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.  
**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.  
**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Lounge/Dining Room



Kitchen



**Property Description**

238 Califer Road is a deceptively well-proportioned two bedroomed, mid-terraced house located in the town of Forres, within short walking distance of a local amenities including a supermarket and primary school. The property opens into an entrance hall which boasts two large full length storage cupboards, and off which are the large lounge/dining room and the kitchen. The lounge is double aspect, allowing for an abundance of natural light to fill the room throughout the day, while the kitchen is fully fitted with wall and base mounted units with worktops and splashback tiling, a stainless-steel sink with mixer tap and drainer, and integrated appliances including an electric oven and gas hob with extractor fan over. From the entrance hall, stairs lead to the upstairs landing, off which can be found the bathroom, two double bedrooms, and a further large storage cupboard. The bathroom is partially tiled with complimentary wet-walling, and comprises a bath with mains shower over, a pedestal wash hand basin and a WC. Both bedrooms benefit from built-in wardrobes with sliding mirrored doors, with bedroom two also having an additional storage cupboard. The property is fully glazed throughout and has gas central heating.

Externally, the property has front and rear gardens, with the front being laid to lawn, and the rear being a mix of lawn and paving with a large storage shed. The rear elevation is beautifully private looking out over open fields. On-street parking is available to the front elevation. The property is located in the town of Forres where a wide range of amenities can be found, including supermarket shopping, cafes, bars and bus and train services. Forres also boasts a classic castle with impressive parks and gardens containing outstanding floral sculptures. Home to a number of craft shops and art galleries, Forres and the surrounding area hosts a number of cultural events, including the carnival style Culture Day and bi-annual Findhorn Bay Arts Festival in September.

**Rooms & Dimensions**

Entrance Hall

Lounge/Dining Room  
Approx 3.51m x 7.20m\*

Kitchen  
Approx 2.39m x 3.20m

Landing

Bathroom  
Approx 2.41m x 1.67m

Bedroom Two  
Approx 3.50m x 3.44m\*

Bedroom One  
Approx 2.93m x 4.58m

(\*At widest point)

Bathroom



Bedroom One



Bedroom One

