

10 Birkenhillock Road, Forres, IV36 1FH



We are delighted to offer this two bedroomed semi-detached house with garage situated in a popular residential location of the picturesque town of Forres.

SEMI-DETACHED HOUSE

TWO BEDROOMS

FREEHOLD

BEAUTIFULLY PRESENTED

POPULAR RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

ELECTRIC 'MYLEK 'CERAMIC CORE HEATING

UPVC DOUBLE GLAZING

GARAGE WITH POWER & LIGHT

LOFT HATCH & LADDER

GARDENS

GRAVEL DRIVEWAY

COUNCIL TAX BAND B

EPC RATING D

Offers Around
£145,000

This well presented two bedroomed semi-detached house with garage is located in a popular residential area. The well proportioned property benefits from UPVC Double Glazing and Electric 'Mylek' Ceramic Core Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with large window to the front allowing natural light to flood in, modern fitted Kitchen incorporating a good selection of wall and base mounted units, two good sized double bedrooms and a nicely decorated Shower Room with walk-in shower cubicle and heated chrome towel ladder.

There is a loft ladder providing access to the loft.

All of the white goods, curtains, blinds and light fittings are included in the sale.

Outside, the property sits in privately enclosed gardens to both the front and rear. The front garden is laid to lawn with a large gravelled driveway. The rear garden benefits from an area of lawn together with a gravelled area for ease of maintenance.

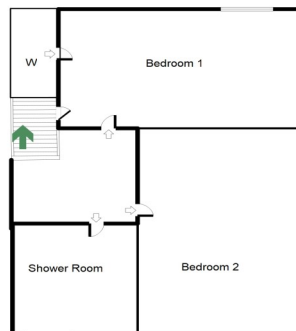
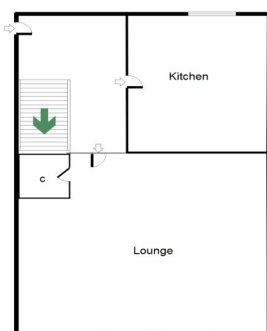
Garage with power and light. Heating costs average around £900 for the year.

This property is in walk-in condition throughout and an internal viewing is highly recommend to appreciate the attractive décor on offer.





- Lounge: 3.99m x 3.78m (13'1" x 12'5")
- Kitchen: 2.40m x 2.05m (7'11" x 6'9")
- Bedroom 1: 2.96m x 2.64m (9'9" x 8'8")
- Bedroom 2: 3.57m x 2.00m (11'8" x 6'7")
- Shower Room: 1.95m x 1.67m (6'5" x 5'6")
- Garage: 5.50m x 2.97m (18'1" x 9'9")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.