



9 Batchen Street

FORRES IV36 1DA



We have a great opportunity to offer this 1 Bedroom Cottage located just off Forres High Street.

Forres has a wide variety of National and Local Retail Shops, Supermarkets, Leisure Facilities and Parks. Local Bus stop within a minutes' walk which serves Inverness and Aberdeen.

Accommodation comprises: Entrance Vestibule, Lounge, Bedroom, Kitchen and Bathroom. Further benefits include Gas Central Heating, Double Glazing and Private Courtyard.

EPC Rating Band D

Viewing is Strongly Recommended to Appreciate Accommodation on Offer

FIXED PRICE £95,000

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

Entrance to the Vestibule is through a secure door uPVC double glazed door with security chain and spy hole.

Entrance Vestibule - 4'8" x 4'11" (including door recess)

Single pendant light fitting and smoke alarm to the ceiling. Carpet to the floor. Single radiator and single power point. Doors leading to Lounge and Bedroom.

Lounge - 8'8" extending to 11'7" x 14'5" (maximum measurement)

Lounge with window to the front aspect with vertical blinds and chrome curtain pole. Single pendant light fitting, smoke alarm and heat sensor to the ceiling. Picture rail. Carpet to the floor. Various power points, TV and BT point. Small cupboard housing the consumer units. Two double radiators. Wall mounted heating thermostat. Access to the Kitchen





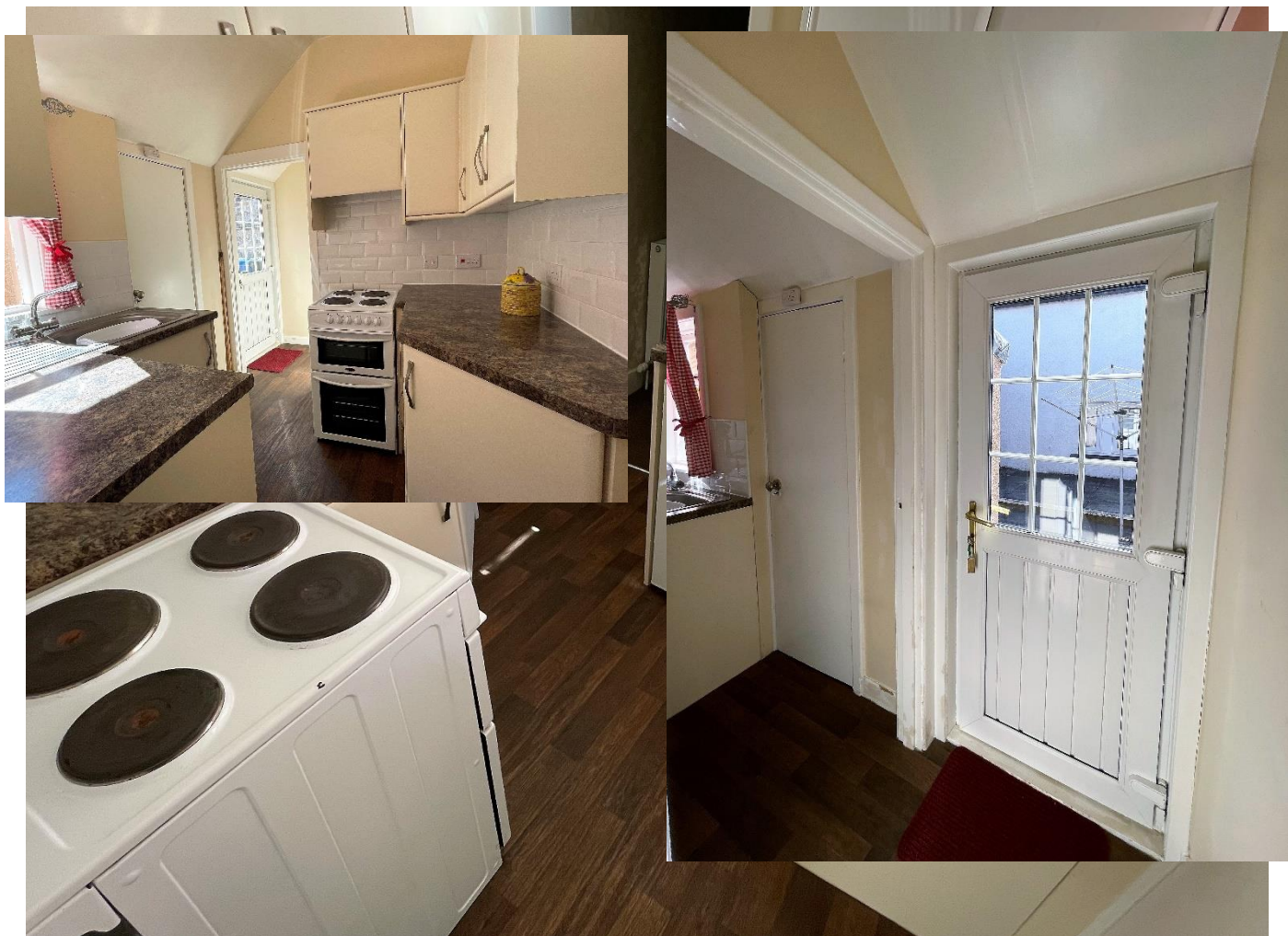
Bedroom - 14'4" narrowing to 10'4" x 11'1" narrowing to 8'3"

Double Bedroom with window to the front aspect with vertical blinds and chrome curtain pole. Carpet to the floor. Alcove with small cupboard below offering storage space below. Double radiator. Various power points and TV point.



Kitchen - 7'2" x 7'1"

Fully fitted Kitchen with a range of base units and wall mounted cupboard. Roll top work surface and coordinating ceramic tiling to the walls. Space available for a fridge and cooker, both included in the sale. Built in cupboard housing the wall mounted Worcester gas fired boiler and washing machine. Wall mounted carbon monoxide detector. Single pendant light fitting, heat sensor and smoke alarm to the ceiling. Window overlooking the Courtyard with curtain pole and hanging curtains. Access to the Rear Vestibule. Wood effect vinyl to the floor.



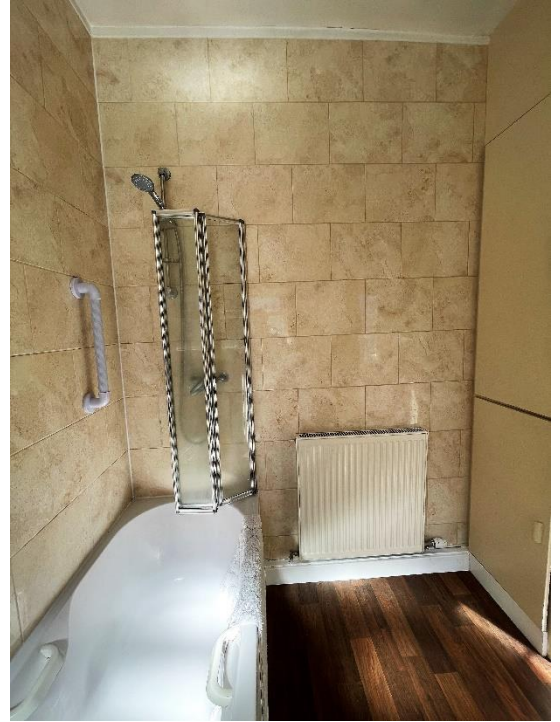
Rear Vestibule - 2'11" x 3'0"

Single pendant light fitting to the ceiling. Wood effect vinyl to the floor. Secure uPVC double glazed door leading out to the Courtyard to the rear of the Property.

Bathroom - 4'8" extending to 8'1" x 3'7" extending to 6'11"



Bathroom with low level WC, wall mounted wash hand basin and bath with overhead shower and shower screen. Wood effect vinyl to the floor. Wall mounted mirror and glazed shelf. Chrome accessories. Obscure glazed window. Built in cupboard providing storage space.



Courtyard

Paved Courtyard seating area, with wall boundary. Rotary drier.

Note 1 – All floor covering, light fittings and curtains 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.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

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.

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
