



4 Fulton Road, FORRES IV36 1GF



We are pleased to offer this 1 Bedroom 1st Floor Flat located in a quiet residential area which is well positioned with a central location and just a minutes' walk from the High Street.

Accommodation comprises a Private Entrance, Stairway, Landing, Lounge, Kitchen, Bedroom and Bathroom. Further benefits include air vented heating, double glazing and communal rear drying green and garden. The property has recently been newly painted and with new carpets throughout.

Viewing is Highly Recommended

EPC Rating Band "D"

OFFERS OVER £80,000

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



Entrance

Entrance to the flat is through a secure uPVC double glazed door with obscure glazed panels. This enters in to the flat with single light fitting to the ceiling. Carpeted stairs with hand rail leading to the Landing which provides access to the Lounge, Kitchen, Bedroom and Bathroom. Two built in cupboards, one which can be utilised as a linen cupboard and a further walk in cupboard (8'7" x 3'5"), with light fitting and providing ample storage space. Two single light fittings, smoke alarm and bell chimes. Loft access.

Lounge - 13'7" x 11'1"

Good sized lounge with double glazed uPVC window to the front aspect view views over Forres rooftops. Fitted carpet to the floor. Three bulb light fitting to the ceiling. TV, BT and various power points. Wall mounted heater thermostat.





Kitchen - 8'10" x 7'4"

Kitchen with base units, wall mounted cupboards and work surface. Space available for a cooker and washing machine. Stainless steel sink and drainer. Various power points. Single light fitting. Window to the rear aspect. Vinyl to the floor. Built in cupboard with shelved storage and a further cupboard housing the Johnson and Starley hot air heating system unit.





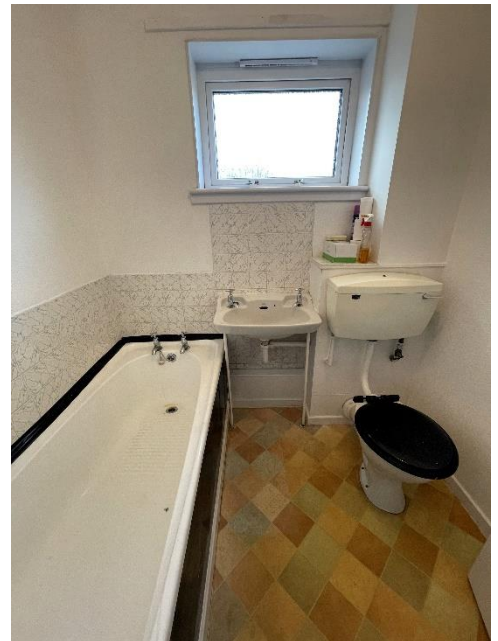
Bedroom - 13'7" x 9'4"

Double Bedroom with uPVC double glazed window to the front aspect. Carpet to the floor. Various power points. Two single pendant light fittings to the ceiling. Glazed panel between Bedroom and Hallway.



Bathroom - 6'2" x 5'8"

Bathroom comprising of a low level W.C, wash hand basin and bath with chrome taps and wall mounted electric shower and ceramic tiling to the walls. Window to the rear aspect with obscure glass. Single light fitting to the ceiling. Vinyl to the floor. All mounted mirror and medicine cabinet.



Garden

Communal shared Garden to the rear of the property defined by part wall and fence boundaries. Steps leading up to a raised area which is utilised as a drying area.

Note 1 –

All floor coverings, light fittings, cooker and washing machine will be included in the sale.

Council Tax Band A
