



4 Scott Street, Forres, IV36 2AJ



We are delighted to offer this Superb Newly Built 2 Bedroom End Terraced House located within a new housing development of Woodroffe Grange in Forres.

The property was built by renowned builders "Tullochs of Inverness" who have designed this spacious, light and fabulous location with woodland walks, parks and convenience stores all within walking distance.

Accommodation, in immaculate order, comprises; Lounge, Dining Kitchen, Cloakroom, 2 Double Bedrooms and Family Bathroom. Further benefits include Air Source Heat Pump, Double Glazing, Front and Rear Enclosed Garden.

Viewing is Strongly Recommended

EPC Rating Band "B"

OFFERS OVER £190,000

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

Entrance Hallway

Entrance to the property is through a secure composite door with decorative glazed panels, security chain and spy hole. This enters the Lounge.

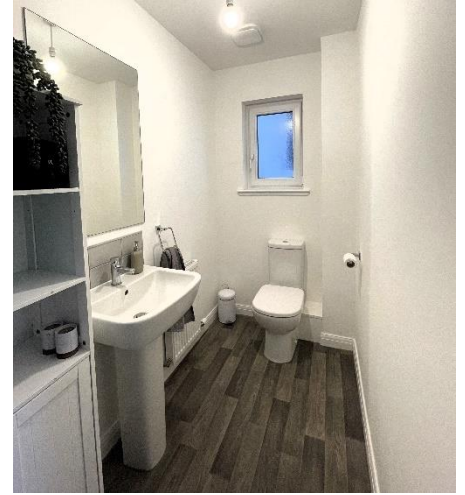
Lounge - 13'9" x 12'0" plus access to Cloakroom and Kitchen

Nicely presented Lounge with window to the front aspect, complete with fitted roller blind. Single pendant light and smoke alarm to the ceiling. Carpet to the floor with recessed matting at the external door. Triple radiators. BT, TV and various power points. Wall mounted heating thermostat and bell chime. Under stair cupboard housing the heating equipment, power points and consumer units. Access to the Kitchen, door leading to the Cloakroom and stairs leading to upper accommodation.



Cloakroom - 4'1" x 6'10"

Cloakroom with obscure glazed window to the side aspect. Low level WC and pedestal wash hand basin with mixer tap and ceramic tiled splash back. Single pendant light fitting and extractor to the ceiling. Vinyl to the floor. Wall mounted mirror. Chrome accessories. Obscure glazed window to the side aspect.



Dining Kitchen - 10'0" x 13'7"

Fabulous Dining Kitchen with a range of base units and wall mounted cupboards, co-ordinating work surface and upstand. Integrated appliances include a single oven, 4 ring hob, stainless steel splash back and overhead extractor fan. Stainless steel sink, drainer and mixer tap. Space available for a washing machine and fridge freezer. Two single pendant light fittings, smoke alarm and extractor to the ceiling. Triple radiator. Various power points. Ample space available for a dining table and chairs. Window to the rear aspect with roller blind. Patio doors leading out to the Garden at the rear of the property.





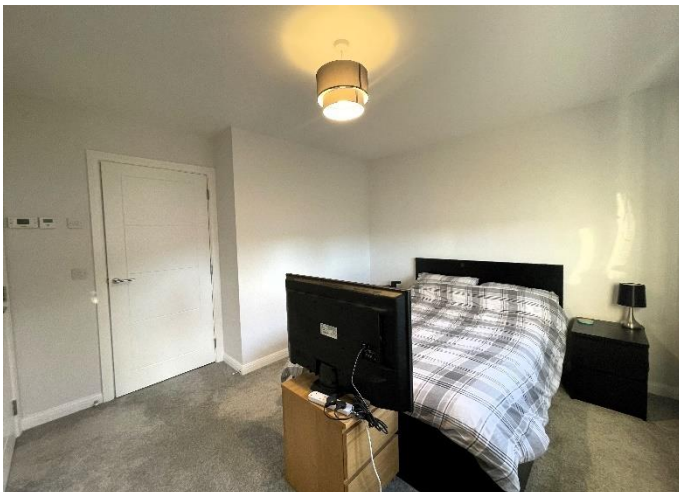


Stairway

Carpeted staircase leading to upper accommodation with handrail and spindles. The landing provides access to the Bedrooms and Bathroom. Single pendant light fitting, smoke alarm and loft access. Double power point.

Master Bedroom - 13'9" x 11'3" (maximum measurement)

Double Bedroom with window to the rear aspect with roller blind. Carpet to the floor. Built in cupboard providing hanging and shelved storage. Double radiator. Wall mounted heating thermostat. TV point and various power points. Single pendant light fitting and smoke alarm to the ceiling. Double free-standing wardrobe, fronted by mirror doors and interior light, included in the sale.



Bedroom 2 - 9'10" x 13'10" (maximum measurement)

Double Bedroom with window to the front aspect with roller blind. Carpet to the floor. Single pendant light fitting and smoke alarm to the ceiling. Single radiator, TV point and various power points.



Family Bathroom - 6'4" x 6'7"

Bathroom with low level WC with a concealed cistern, wash hand basin with mixer tap & vanity unit and splash back ceramic tiling. Bath with shower attachment and shower screen. Ceramic tiling to the walls. Single light fitting and extractor to the ceiling. Vinyl to the floor. Window to the side aspect with obscure glass. Wall mounted mirror. Chrome accessories. Single radiator.



Front & Rear Gardens

The front Garden is laid to lawn with a paved pathway leading to the front door.

The Garden to the rear of the property has an area laid to lawn, a small patio seating area and enclosed by a fence boundary with gate access to the back lane. Timber shed situated to one corner. External tap.



Note 1 –

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

Council Tax Band “C”

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.

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
