



6 Forbes Road
FORRES IV36 1HP



Fantastic opportunity to acquire this spacious 5 Bedroom Detached Family Home located in a popular residential area and within walking distance of the Town Centre, Supermarkets and Train Station. The Town has a number of Local and National Retail Shops, Post Office, Leisure Facilities, Health Centre and Award-Winning Parks.

The property offers spacious accommodation comprising; Ground Floor - Entrance Vestibule, Hallway, Lounge, Kitchen, Dining Room, 3 Bedrooms and Shower Room. 1st Floor Accommodation - Two Double Bedrooms and a Shower Room. Further benefits include Warm Air Gas Fired Central Heating, Double Glazing, Driveway, Garage, Shed, Front & Rear Enclosed Gardens and a Summer House.

Internal Viewing is Strongly Recommended.

EPC Rating D

OFFERS OVER £270,000

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

Entrance to the property is through a secure uPVC double glazed door with obscure glazed panel to the side.



Entrance Vestibule - 4'11" x 3'9"

Single pendant light fitting and coving to the ceiling. Wood effect vinyl to the floor. Small cupboard housing the consumer units. Multi panel obscure glazed panels leading to the Hallway.

Hallway

Hallway with two single pendant fittings, coving and smoke alarms to the ceiling. Wall mounted bell chime, heating thermostat, control panel for the alarm and carbon monoxide detector. Carpet to the floor. BT point and various power points. Built in cupboard housing the heating system. Doors leading to the Lounge, Kitchen, Bedrooms and Shower Room. Stairs leading to upper accommodation.



Lounge - 14'2" x 14'11."

Bright and Airy, nicely presented Lounge with large picture window to the front aspect with vertical blinds and hanging curtains. Focal point of the room is a wooden fire surround with flame effect electric fire. Three bulb light fitting, smoke alarm and coving to the ceiling. Two, 2 bulb wall mounted light fittings. Carpet to the floor. TV point and various power points.



Kitchen - 13'0" x 11'1"

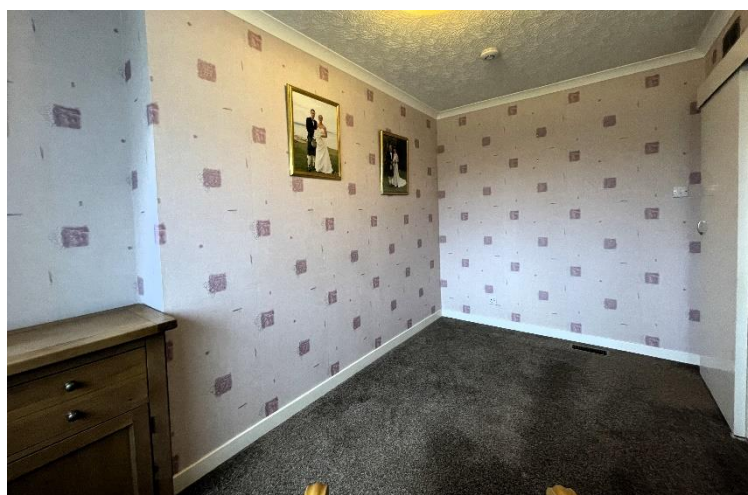
Fully fitted Kitchen with a range of base units and wall mounted cupboards. Roll top work surface and coordinating ceramic tiling to the walls. Stainless steel sink, drainer and mixer tap. Integrated appliances include a double oven/grill, 4 ring electric hob, overhead extractor. Space available for fridge, washing machine and dishwasher, which is included in the sale. 3 bulb light fitting and heat detector to the ceiling. Various power points. Window to the front aspect with vertical blinds, pine curtain pole and hanging curtains. Two built-in cupboards offering ample storage space and one houses the control panel for the alarm system. Doors leading to the Dining Room and Hallway and a uPVC double glazed door leading to the side of the property.





Dining Room - 8'3" x 13'0" (maximum measurement)

Dining Rom with access from the Kitchen. Window to the front aspect with vertical blinds, pine curtain pole and hanging curtains. Single light fitting and coving to the ceiling. Various power points.



Bedroom 1 - 11'11" x 13'11" (maximum measurement)

Double Bedroom with window to the rear aspect with vertical blinds, wooden curtain pole and hanging curtains. Single pendant light fitting and coving to the ceiling. Wall mounted light fitting. Carpet to the floor. Various power points. Wall to wall fitted wardrobes offering hanging and shelved storage.



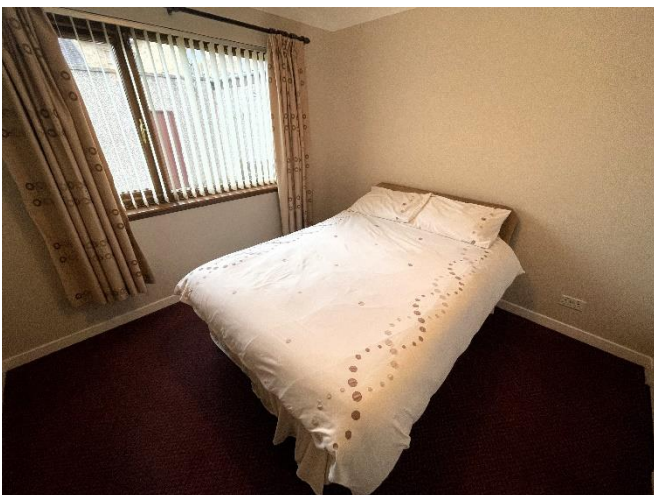
Bedroom 2 - 10'2" x 9'7"

Double Bedroom with window to the rear aspect with vertical blinds and hanging curtains. Single pendant light fitting to the ceiling. Carpet to floor. Various power points. Built in cupboard providing hanging and shelved storage.



Bedroom 3 - 10'5" x 10'2"

Double Bedroom with window to the rear aspect with vertical blinds, wooden curtain pole and hanging curtains. Single pendant light fitting and coving to the ceiling. Carpet to the floor. TV and various power points. Two built-in cupboards provide ample hanging and shelved storage.



Shower Room - 10'2" x 6'1" (maximum measurement)

Modernised Shower Room with low level WC, wash hand basin with mixer tap within a vanity unit, ceramic tiled splash back and large corner shower enclosure with overhead mains shower. 5 recessed spotlights, with integrated extractor in one and coving to the ceiling. Tile effect vinyl to the floor. Wall mounted mirror, chrome towel rail and chrome accessories. Window with obscure glass to the rear aspect with roller blind. Built in cupboard housing a wall mounted medicine cabinet and water tank.



Stairs and Landing

Carpeted staircase leading to upper accommodation with pine balustrades and handrail. The landing provides access to the Bedrooms and Shower Room. Ample space available on the landing for home office. BT point and power point. Single pendant light fitting and smoke alarm to the ceiling. Large built-in cupboard with storage space.



Bedroom 4 - 12'3" x 11'11"

Bedroom with window to the side aspect. Carpet to the floor. 3 bulb light fitting to the ceiling. Various power points. Wall to wall fitted wardrobes offering hanging and shelved storage and fronted by mirror sliding doors. Wall mounted storage heater.



Bedroom 5 - 17'4" x 15'2"

Bedroom with window to the side aspect with wooden curtain pole and hanging curtains. Single pendant light fitting to the ceiling. Carpet to the floor. Loft access and access to the eaves. Various power points.



Shower Room - 6'3" x 3'9" plus shower recess.

Shower Room with low level WC, bidet, pedestal wash hand basin and shower enclosure with overhead electric shower. Ceramic tiling to the walls. Carpet to the floor. Two wall mounted light fittings. Xpleair.



Driveway & Garage

Tarmacadam driveway provides off street parking for several vehicles. Garage with an electric roller door to the front. Power, water and light within the Garage.

Garden

The front Garden is mainly laid to lawn with mature plants and shrubs within a border to the perimeter and enclosed by a wall boundary. The garden to the rear of the property is also laid to grass with a paved patio seating area, enclosed by a fence boundary which can be opened for caravan storage. Stone built shed providing further storage and has power and light.



Summer House

Summer House with double uPVC double glazed doors.

Council Tax Band Currently E

Note 1 - All floor coverings, blinds, curtains, integrated appliances, white goods and light fittings are included in the sale.





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
