



## **2 Lochview Grove, Forres IV36 2GR**



Fantastic opportunity to acquire this spacious 3 Bedroom Detached Family Home located in a popular residential area and situated within a quiet cul de sac. The Town has a number of Local and National Retail Shops, Post Office, Leisure Facilities, Health Centre and Award-Winning Parks.

The property, which is presented in good order, offers spacious accommodation comprising; Vestibule, Hallway, Lounge, Open plan Kitchen with Dining Area, Sun Room, Master Bedroom with En-Suite Shower Room, Two Further Bedrooms and Family Bathroom. Further benefits include Gas Central Heating, Double Glazing, Two Driveways, Garage, Front & Rear Garden.

Internal Viewing is Strongly Recommended.

EPC Rating C

### **OFFERS OVER £310,000**

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

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Entrance to the property is through a secure door with obscure glazed panel and obscure glazed panels to the side.

### **Vestibule - 5'1" x 4'8"**

Vestibule with single pendant light fitting and coving to the ceiling. Carpet to the floor. Built in cupboard providing hanging and shelved storage. Single power point. Glazed panel door leading to the Hallway, with glazed panels to the side.

### **Hallway**

Hallway with 2 single pendant light fittings, smoke alarm and coving to the ceiling. Loft access. Carpet to the floor. Built-in cupboard providing storage space, currently being utilised as a linen cupboard and a further cupboard offering ample storage space. Single radiator and various power points. Doors leading to the Lounge, Kitchen, Bedrooms and Bathroom.



### **Lounge - 14'10" x 13'8"**

Beautifully presented Lounge with a large bay window overlooking the front aspect with curtain pole. The focal point of the room is a gas flame effect fire with surround. Pendant light fitting, coving and smoke alarm to the ceiling. Carpet to the floor. Double radiator and various power points. Wall mounted carbon monoxide detector. Double glazed doors leading to the Open plan Kitchen with Dining Area.

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## Open plan Kitchen with Dining Area

### Kitchen - 9'2" x 10'4" & 5'1" x 6'3"

Fully fitted Kitchen with a range of base units, wall mounted cupboards, display units, wine and vegetable racks. Roll top work surface, complemented by ceramic tiling to the walls. Integrated appliances include an oven, microwave, 4 ring electric hob, overhead extractor and slimline dishwasher. Space available for a fridge. Stainless steel sink, mixer tap and drainer. Tile effect flooring. Four recessed spotlights, heat sensor and coving to the ceiling. Window overlooking the Garden to the rear of the property with a roller blind. Secure door with obscure glass leading to the Garden.







**Dining Area - 9'1" x 10'5"**

Dining Area with pendant light fitting and coving to the ceiling. Carpet to the floor. Two double radiator and various power points. Glazed sliding doors leading to the Sun Room with curtain pole.

**Sun Room - 12'0" x 10'0"**

Fabulous Sun Room looking out to the beautifully kept Garden. Vertical blinds fitted on all windows. Three recessed spotlights to the ceiling. Ceramic tiling to the floor. Dwarf wall. Double radiator and various power points. Sliding doors leading out to the Garden.





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## Master Bedroom with En-Suite

### Bedroom - 10'11" x 11'7"

Double Bedroom with window to the front aspect with curtain pole. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Various power points. Single radiator. Wall to wall built in wardrobes, fronted by mirror doors, and providing ample storage space. Door leading to the En-Suite Shower Room.



### En-Suite Shower Room - 3'6" x 5'0" (plus shower enclosure)

**Shower Room with three piece suite comprising of low level WC, wash hand basin within a vanity unit, providing storage space and shower enclosure with over head mains shower. Two recessed spotlights, one incorporating a fan. Wall mounted mirror and light. Wall mounted glazed shelves and chrome heated towel rail. Shaving point.**



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## **Bedroom 2 - 10'4" x 10'10"**

Double Bedroom with window to the rear aspect with curtain pole. Single radiator and various power points. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Wall to wall built in wardrobes, fronted by mirror doors, and providing ample storage space.



## **Bedroom 3 - 10'11" x 7'8"**

Single Bedroom with window to the front aspect with roller blind and curtain pole. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Single radiator, BT point and various power points.



## **Family Bathroom - 10'3" x 5'4"**

Bathroom with low level WC, bath with overhead mains shower, shower screen and a vanity unit, offering storage space with wash hand basin and mixer tap. Three recessed spotlights and coving to the ceiling. Ceramic tiling to the walls. Vinyl to the floor. Wall mounted mirror and light. Wall mounted chrome heated towel rail. Chrome accessories. Window with obscure glass to the rear aspect.

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## **Driveways and Garage**

Two driveways, to either side of the property, one is tarmac and the other is stone chipped and paved providing ample space for off street parking.

The Garage has an electric roller door and service door to the rear. Strip lighting and electric. The gas fired Vailant boiler is wall mounted. Plumbed for washing machine and space available for tumble drier, fridge and freezers. Stainless steel sink and drainer. External tap.

## **Garden**

Step into a realm of beauty with the beautifully maintained gardens that grace both the front and rear of this lovely property. The front garden welcomes you with a lawn, complemented by an array of mature trees and shrubs. The journey continues as you are guided to the rear garden, accessible from either side of the property, where a fabulous garden unfolds. Here, the garden is predominantly laid to lawn, bordered by vibrant flower beds and a variety of mature trees and shrubs that promise privacy. The paved patio areas offer the perfect setting for al fresco dining or simply soaking up the sun, while the greenhouses and sheds cater to the gardening enthusiast. A stone chipped area provides a peaceful spot for relaxing, and the hedge boundary ensures a secluded retreat. Descend the steps through the tiered garden to discover a lower pathway that sweeps the length of the garden. Designated area for rotary dryer.









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Council Tax Band Currently "E"

Note 1

All Floor Coverings, Light Fittings (except Lounge and dining area), Blinds and Integrated Appliances are Included in the Sale.

Note 2 - The brass curtain poles are not included.

**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

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## Directions

From the A96 Bypass take the turn off onto Market Street heading towards the Victoria Hotel Roundabout. Go straight across and turn left at the set of traffic lights. Follow the road towards the British Legion and take the 1<sup>st</sup> right after Applegrove Primary School. Follow this road towards Sanquhar Pond, Pass Forres Academy on your right and follow the hill bearing right until the road ends. The property is located within the cul-de-sac.

