



15 St Ronans Road, Forres IV36 1BQ



We are pleased to offer this 3 Bedroom 1st Floor Flat which offers spacious accommodation and is located in a popular residential area within a few minutes' walk of the Town Centre & Local Schools.

The Town has a number of Local and National Retail Shops, Banks, Supermarkets, Post Office, Leisure Facilities and Award Winning Parks.

Accommodation, which is in excellent order, comprises ; Entrance & Stairs, Hallway, Lounge, Breakfasting Kitchen, 3 Bedrooms and a Bathroom. Further benefits include Gas Central Heating, Double Glazing and Garden.

EPC Rating C

OFFERS OVER £135,000

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

Entrance & Stairs

The private entrance to the property is through a secure door with glazed panels. Carpeted staircase leading to upper accommodation with handrail. With double glazed doors at the top of the stairs giving access to the Hallway.



Hallway - 21'1" x 7'4"

Hallway with carpet to the floor. Single radiator and single power points. Three recessed spotlights and smoke alarm to the ceiling. Loft access. Built in cupboard housing the consumer units, single light fitting and offering storage space. Access to Lounge, Bedrooms and Bathroom.

Lounge - 13'1" x 15'0"

Nicely presented and spacious Lounge with windows to the front aspect with chrome curtain and hanging curtains. Fitted carpet to the floor. 8 bulb light fitting and coving to the ceiling. Various power points and TV point. Double radiator. Door leading to the Breakfasting Kitchen.



Kitchen - 9'11" x 8'5"

Breakfasting Kitchen with a range of base units and wall mounted cupboards. Roll top work surface with breakfast bar for informal dining. Integrated appliances include a single oven and 4 ring gas hob. Space available for a washing machine and fridge freezer. Composite sink, drainer and mixer tap. Window to the rear aspect. Tile effect laminate to the floor. Double radiator. Wall mounted Worcester gas fired boiler situated to one corner.



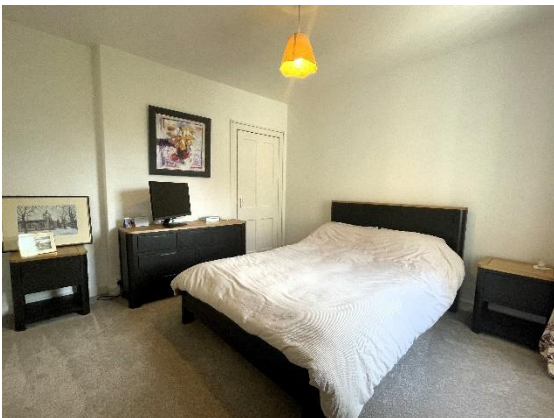
Bedroom 1 - 12'3" x 13'1"

Spacious double bedroom with window to the front aspect with hanging curtains. Fitted carpet to the floor. Various power points. Built in cupboard with hanging and shelved storage. Single pendant light fitting to the ceiling.



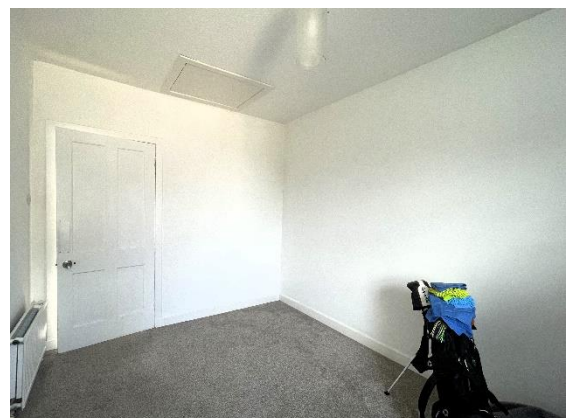
Bedroom 2 - 11'7" x 13'1" (maximum measurement)

Further spacious double bedroom with window to the side aspect with hanging curtains. Fitted carpet to the floor. Single pendant light fitting to the ceiling. Loft access. Various power points. Built in cupboard with shelved storage. Double radiator.



Bedroom 3 - 13'1" x 8'8"

Bedroom with window to the side aspect. Single pendant light fitting to the ceiling. Loft access. Fitted carpet to the floor. Double radiator. Loft access.



Bathroom - 6'10"(2.07m) x 6'3"(1.89m) - 5'3" x 9'11"

Bathroom with low level WC, corner bath, pedestal wash hand basin and shower enclosure with over head electric shower and wet wall finish. Ceramic tiling to the walls and to the floor. Two recessed spotlights to the ceiling. Wall mounted extractor. Window to the rear aspect with obscure glass. Double radiator.



Gardens

Steps leading to gated access with paved pathway leading the property and to the Garden. The Garden is enclosed by a fence boundary and has been prepared for grass to be laid, which will be done.





Council Tax Band Currently B

Note 1 - All floor coverings, blinds, curtain poles, light fittings and integrated appliances 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.

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