



14 Whiterow Drive, Forres IV36 2QA



We have great pleasure in offering this Modern and well presented 2 Bedroom 1st Floor Apartment located in a popular residential area of Forres.

Forres is a thriving Town located on the Moray Coast. You will find a variety of Shops, Supermarkets, Schools, Leisure and public facilities along with a dedicated rail and bus service providing transport to the neighbouring Towns and Cities of Aberdeen and Inverness.

Accommodation comprises; Entrance Vestibule, Hallway, Lounge, Dining kitchen, 2 Bedrooms and a Family Bathroom. Further benefits include Off Road Car Parking, Rear Drying Area, Gas Central Heating and Double Glazing.

An Internal Viewing is Highly Recommended.

EPC Rating - B

OFFERS OVER £127,000

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

Entrance is through a secure door with obscure glazed panel, spy hole and security chain.

Entrance Vestibule - 6'2" x 6'1"

Single pendant light fitting and coving to the ceiling. Tile effect laminate to the floor. Single radiator. Carpeted staircase leading to upper accommodation. Window to the side aspect. Double point. Small cupboard housing the consumer units and a BT point.

Hallway

Single pendant light fitting, smoke alarm and coving to the ceiling. Wall mounted heating thermostat control and bell chime. Single radiator. Wall mounted bell chime. Carpet to the floor. Two double power points and BT point. Built in cupboard with single pendant light fitting, BT, power point and carpet to the floor. Doors leading to the Lounge, Bedrooms and Bathroom. Loft access.

Open Plan Lounge and Dining Kitchen

Lounge - 12'11" x 13'3"

Bright and airy Lounge with uPVC triple glazed window to the front aspect with venetian blinds. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Various power points. BT point and TV point. Double radiator. Open plan to the Dining Kitchen.





Dining Kitchen - 10'7" x 9'8"

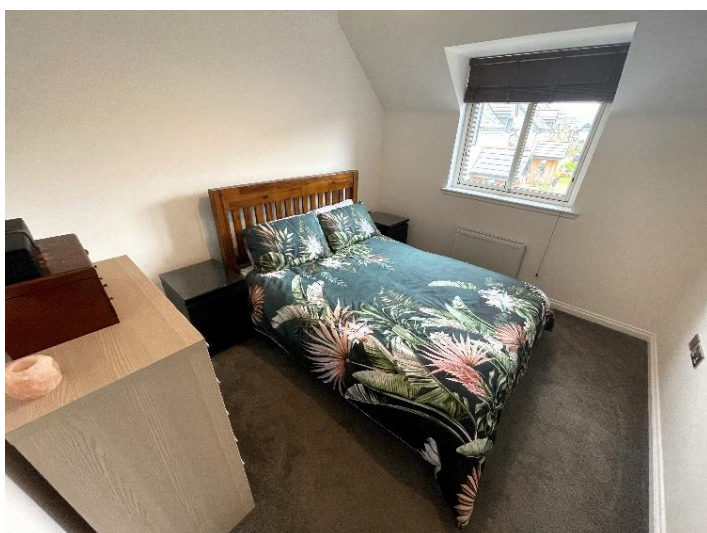
Modern Dining Kitchen with a range of base units with kick lighting and wall mounted cupboards. Work surface with upstand. Stainless steel sink, drainer and mixer tap. Integrated appliances include a fridge/freezer, dishwasher, washer dryer, 4 ring gas hob, single oven, microwave and overhead extractor. Four recessed spotlights and coving to the ceiling. Tile effect laminate to the floor. Various power points. Carbon monoxide detector. Single radiator. Space available for a dining table and chairs. The Worcester gas fired boiler is concealed within a cupboard. uPVC triple glazed window to the front aspect with venetian blind.





Bedroom 1 - 9'10" x 10'11"

Double Bedroom with uPVC triple glazed window to the rear aspect with venetian blind. Carpet to the floor. BT, TV and various power points. Single radiator. Single light fitting and coving to the ceiling. Built in double wardrobe offering hanging and shelved storage, fronted by mirror doors.



Bedroom 2 - 10'11" x 6'8"

Single Bedroom with uPVC triple glazed window to the rear aspect. Single pendant light fitting and coving to the ceiling. Carpet to the floor. TV point and various power points. Built in double wardrobe offering hanging and shelved storage, fronted by opaque sliding doors. Single radiator.



Bathroom - 5'10" x 9'7"

Modern Bathroom with low level WC with concealed cistern, bath with mixer tap, overhead mains shower & shower screen and a vanity unit with wash hand basin and mixer tap. Four recessed spotlights and coving to the ceiling. Ceramic tiling to the walls. Wall mounted xpleair. Window to the side aspect with obscure glass. Chrome heated towel rail. Shaving point



Communal Area

There is a communal drying area to the rear.

Parking

Communal parking area with ample spaces available for off road car parking.

Note 1 –

All floor coverings, integrated appliances and light fittings 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
