



150 Califer Road, Forres IV36 1JD



We are pleased to present this 2 Bedroom Mid Terraced House located within the sought after Town of Forres.

The property is ideally situated to the West of Forres and is well positioned for commuting to Inverness. The Town of Forres offers many Retail Shops, Supermarkets, Schools and Leisure facilities all within walking distance.

Accommodation comprises of an Entrance Hallway, Spacious Lounge/Diner, Kitchen, 2 Double Bedrooms and a Family Bathroom. Further benefits include Gas Central Heating, Double Glazing, Front and Rear Enclosed Gardens with Sheds.

An internal viewing is highly recommended.

EPC Rating - C

OFFERS OVER £110,000

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

Entrance Hallway – 5'11" (1.8m) x 10'4" (3.15m)

Entrance to the property is via uPVC door with 2 obscure glass panel inserts and an overhead obscure glass window leading into the hallway. Recess matting to the front door, wall mounted bell chime, single pendant light fitting, smoke alarm, artex ceiling finished with coving, carpet to the floor, double radiator, single power point and BT point. Doors lead to the Lounge and Kitchen and a staircase leads to the 1st floor accommodation. A storage cupboard provides part shelf and hanging storage and houses the fuse box.



Lounge/Diner – 23'9" (7.23m) x 11'6" (3.5m) narrowing to 9'6" (2.89m)

Large spacious room with artex papered ceiling finished with coving, two pendant light fittings operated by dimmer switches, carpet to the floor, various power points, Tv point and 2 double radiators. BT connection. UPVC double glazed windows with fitted blinds, to the front and rear of the property. The dining area provides a reasonable space for a table and chairs. A door with multi glass panel inserts leads from the dining area to the Kitchen.





Kitchen – 13’5” (4.08m) x 7’10” (2.38m)

Fitted kitchen with a double wall mounted cupboard and base units with a roll top work surface and splash back tiling to the walls, integrated single under counter oven and 4 ring ceramic hob and built-in overhead extractor fan, stainless steel 1 ½ sink with mixer tap and drainer. Space is available for washing machine and fridge/freezer. Laminate wood effect to the floor, double radiator, wall mounted glow worm boiler, various power points, 3 halogen bulb ceiling light fitting, artex papered ceiling finished with coving. Double glazed window with a venetian blind overlooking the rear aspect. A small under stair alcove provides storage. Heat detector. A uPVC double glazed door with a venetian blind and glass panel insert with overhead window leads to the rear garden. A multi panel glass door leads to the dining area.





Staircase & Landing

A carpeted staircase with a wooden balustrade leads to the 1st floor accommodation. The landing has a single pendant light fitting, smoke alarm, loft access, artex papered ceiling finished with coving, single power point and built-in storage cupboard with part shelving. A walk-in cupboard (7'1" x 2'7") provides further storage or possibly office space and has a single power point, BT point and light fitting.



Bedroom 1 – 14'5" (4.39m) x 9'7" (2.91m)

Double bedroom with a fitted carpet to the floor, double radiator, various power points, 2 pendant light fittings, artex papered ceiling, coving, TV point and 2 uPVC double glazed windows with venetian blinds overlooks the front aspect. A fitted wardrobe offers part shelf and hanging storage and is fronted by sliding mirror doors. A 2nd storage cupboard located above the stairwell has a single light fitting and offers further shelf and hanging storage.



Bedroom 2 – 10'11" (3.32m) x 9'6" (2.89m) plus door access

Double bedroom with a fitted carpet, single pendant light fitting, papered ceiling and coving, double radiator, Tv aerial, 2 double power points, uPVC double glazed window with a venetian blind overlooks the rear aspect. A storage cupboard with part shelf and hanging space provides loft access and has a light fitting.



Bathroom – 5'5" (1.64m) x 7'9" (2.35m)

Three piece suite comprising of a bath with wall mounted triton sport electric shower, tiled walls and shower curtain, vanity sink with chrome mixer tap with low level W.C. Partially tiled walls, mosaic vinyl to the floor, double radiator, papered ceiling finished with coving and a light fitting, 2 obscure double glazed windows overlook the rear aspect. Wall mounted mirror.



Front & Rear Gardens

The front is enclosed within a part fence and hedge boundary with a wooden gate to secure the property. A paved pathway leads to the front door.

The rear garden is fully enclosed within a fence boundary and provides a stone built shed and further wooden shed. The garden commences with a paved patio located outside the kitchen door. A paved pathway leads to the rear gate access. Space for a designated rotary dryer.





Council Tax Band - Currently B

Note 1 – All light fittings, floor coverings and blinds 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
