



49 Balnageith Rise, Forres IV36 2HF



We are delighted to offer this superb, well presented 3 Bedroom Detached Family Home located in a private residential area situated just off Grantown Road in Forres.

Accommodation comprises an Entrance Porch, Hallway with Open Plan Dining Room, Lounge, Dining Kitchen, Utility Room and Cloakroom. On the 1st floor accommodation there is a Master Bedroom with En-Suite Shower Room, 2 Further Double Bedrooms and a Family Bathroom.

Further benefits include Gas Central Heating, Double Glazing, Integral Garage with Loc block Driveway and Enclosed Garden.

A viewing is strongly recommended to appreciate the accommodation on offer.

OFFERS OVER £270,000

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

Entrance Porch - 4'6" x 5'8"

Entrance to the property is via a secure door with a security spy hole. Side glazed window with venetian blind. Single pendant light fitting and coving to the ceiling. Wood effect laminate to the floor. A multi panel glass door leads to the hallway.

Hallway - 10'5" x 8'1"

The Hallway with open plan to the Dining Room. Light fitting, smoke alarm and coving to the ceiling. Wood effect laminate to the floor. Double radiator with cover. Double power point. Built in cupboard providing storage space. Wall mounted bell chime. Under stair storage cupboard houses the consumer unit. Further multi panel glazed doors leading to the Lounge and Dining Kitchen. Archway to the Dining Room. A staircase leads to the 1st floor accommodation.



Dining Room - 10'4" x 9'8"

Nicely presented Dining Room with window to the side aspect with venetian blinds, chrome curtain pole and hanging curtains. Ample space available for a dining table and chairs. Single light fitting and coving to the ceiling. Wood effect laminate to the floor. Various power points. Double radiator with radiator cover.



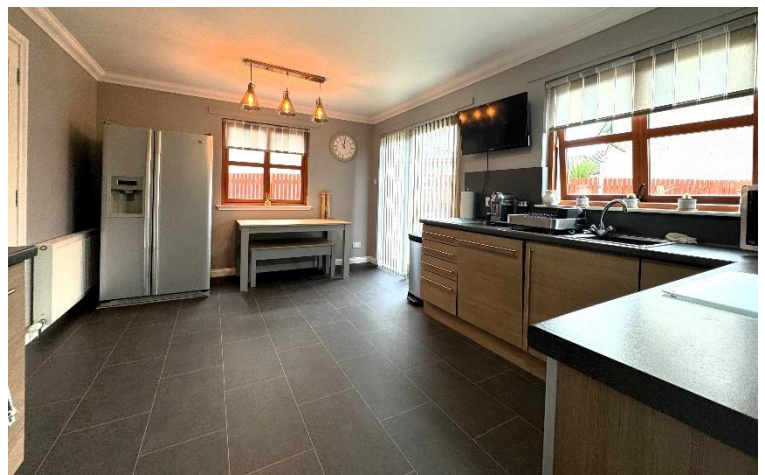
Lounge - 11'5" x 15'8" (plus bay window)

Lounge with bay window to the front aspect with venetian blinds. 5 bulb light fitting and coving to the ceiling. Wood effect laminate to the floor. Double radiator with cover. TV, BT and various power points.



Dining Kitchen - 15'7" x 11'5"

Fully fitted Kitchen with a range of base units and wall mounted cupboards. Roll top work surface and coordinating splash back. Integrated appliances include a single electric oven, 4 ring gas hob, overhead extractor and dishwasher. Stainless steel sink, drainer and mixer tap. Space available for an under-counter fridge. Window overlooking the rear aspect and a further window to the side aspect, both with roller blinds. Sliding patio doors leading to the Garden at the rear of the property, fitted with vertical blinds. BT, TV and various power points. Double radiator. Single light fitting, three-bulb light fitting and coving to the ceiling. Tile effect vinyl to the floor. Doors leading to the Utility Room.



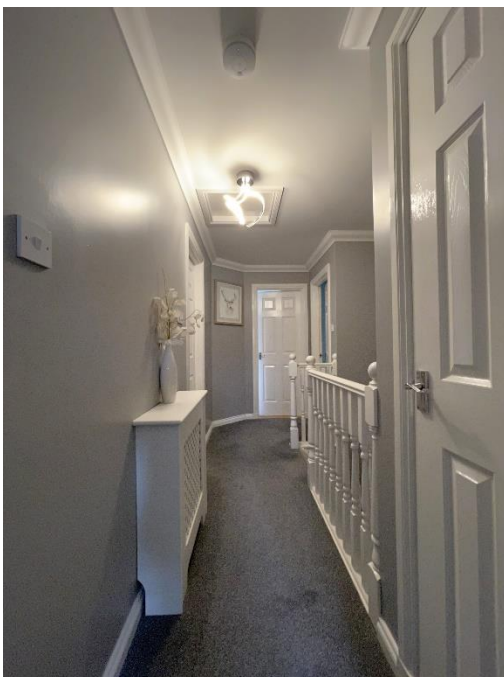


Utility Room - 11'4" x 5'7"

Practical Utility Room with base unit, roll top work surface and coordinating splash back. Stainless steel sink and drainer. Single light fitting, coving and extractor to the ceiling. Tile effect vinyl to the floor with recessed mat well. Space available to accommodate a washing machine. Single radiator and various power points. Wall mounted shelving. Small window to the rear aspect with roller blind. Secure door with obscure glass leading to the Rear Garden. Secure door leading to the Garage Conversion and a further door leading to the Cloakroom.

Cloakroom - 5'8" x 5'1"

Ground floor Cloakroom with a low-level WC and wall mounted wash hand basin with ceramic tiled splash back. Wall mounted mirror tiles. Laminate the floor. 2 bulb light fitting, xpelair and coving to the ceiling. Chrome accessories. Single radiator. Decorative laminate to the floor.



Staircase & Landing

A carpeted staircase with white wood balustrade and spindles leads to the 1st floor accommodation. The landing comprises of a fitted carpet. Single pendant light fitting, smoke alarm and coving to the ceiling. Double power point and a double radiator. Loft access. Large built in storage cupboard with single light fitting. Doors lead to the Bedrooms and Bathroom.

Master Bedroom with En-Suite Shower Room

Bedroom - 13'8" x 13'1" plus 3'8" x 5'10" plus window recess

Spacious Bedroom with window that overlooks the front aspect with roller blind. Fitted carpet to the floor. Single pendant light fitting, and part coved ceiling. Double radiator and various double power points, TV and BT point. Built in wardrobe offering hanging and shelved storage. Door leading to the En-Suite.



En-Suite - 5'1" x 6'5"

En-Suite Shower Room with shower enclosure with overhead mains shower, low level WC and pedestal wash hand basin with mixer tap. Three bulb light fitting and xpleair to the ceiling. Velux window. Vinyl flooring. Ceramic tiles to the wall and also mirror tiling. Chrome heated towel rail. Chrome accessories.



Bedroom 2 - 12'11" x 11'5"

Double bedroom with a fitted carpet to the floor. Single radiator and various power points. Single pendant light fitting. Two built-in wardrobes fronted by mirror doors; offering hanging and shelved storage. TV and BT point. Window to the front aspect with curtain pole, roller blind and hanging curtains.



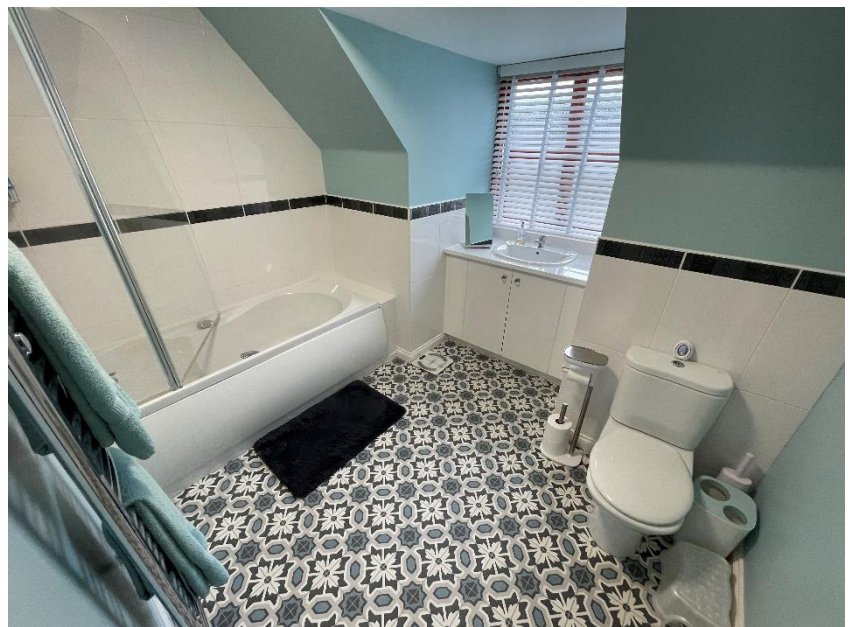
Bedroom 3 - 8'9" x 10'1" (maximum measurement)

Double bedroom with a fitted carpet. Single radiator and various power points. TV and BT points. Pendant light fitting and coving to the ceiling. Built-in wardrobe offers part shelf and hanging storage. Window to the side aspect with roller blind.



Family Bathroom - 9'7" x 6'1" extending to 9'5" (maximum measurement)

Bathroom with low level WC, vanity unit with wash hand basin & mixer tap and bath with overhead mains shower and shower screen. Tile effect vinyl to the floor. Light fitting and xpelair to the ceiling. Window to the side aspect with obscure glass and venetian blind. Chrome heated towel rail.



Front & Rear Gardens

The front garden is partially enclosed within a fence boundary. Mainly laid to grass with mature shrubs and bushes.

A secure gate and high fence surround the rear. The rear garden is mainly laid to lawn with a paved patio seating area. Raised flower planters to the rear perimeter. Designated area for clothes dryer. Timber garden shed for storage.



Driveway & Integral Garage – Conversion 11'8" x 9'10"

Loc block driveway offering off road car parking and gives access to the garage. The garage has currently been divided into two areas, the front of the garage has an up and over door to the front and provides storage space. The section to the rear has been converted into a family space. Light fitting to the ceiling. Wood effect laminate to the floor. Various power points. Work bench and shelving. The gas fired boiler is wall mounted within a concealed unit.

The front of the garage is currently used for storage and has an up and over door to the front.

Council Tax Band – “F”

Note 1 – All floor covering, integrated appliances, blinds and light fittings (with exception of two) are included in the sale.

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All floor coverings, light fittings, blinds and curtains 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
