



13 PILMUIR ROAD, FORRES IV36 1HD



We are pleased to present this 3 Bedroom Semi-Detached Family Home 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, Breakfasting Kitchen, 3 Double Bedrooms and a Shower Room. Further benefits include Gas Central Heating, Double Glazing, Front and Rear Enclosed Gardens and Off Street Parking

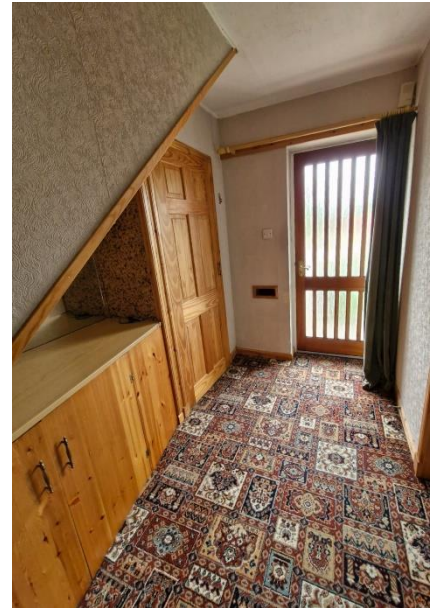
EPC Rating C

OFFERS OVER £110,000

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

Entrance Hallway

Secure door with obscure glazing with curtain pole and hanging curtain, leads into the Hallway. Built in under stair cupboard providing storage space. Carpet to the floor. Single pendant light fitting and smoke alarm to the ceiling. Single power point. Double radiator. Doors leading to Lounge and Shower Room. Stairs leading to upper accommodation.



Lounge - 17'1" x 12'0"

Spacious Lounge with windows to the front aspect with vertical blinds, curtain pole and hanging curtains. 3 bulb light fitting and coving to the ceiling. Carpet to the floor. Double radiator. BT, TV and various power points.



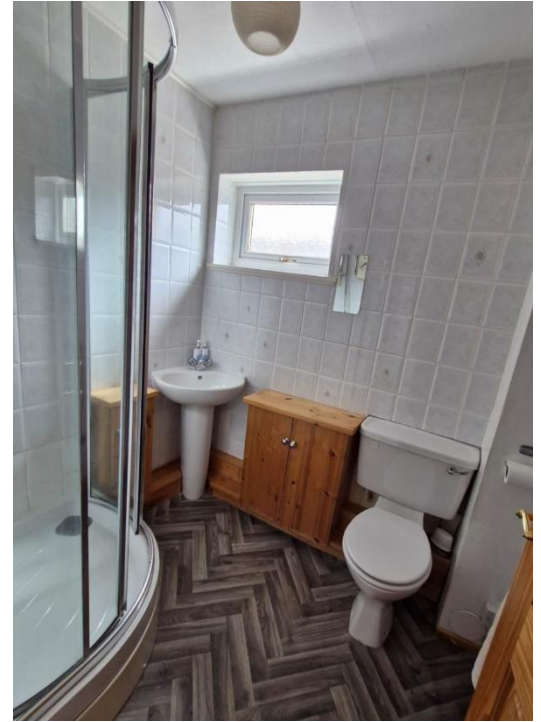
Breakfasting Kitchen - 8'8" x 17'1" (maximum measurement)

Fully fitted Kitchen with a range of base units and wall mounted cupboards. Roll top work surface. Ceramic tiling to the walls. Stainless steel sink, drainer and mixer tap. Windows overlooking the rear aspect with vertical blinds. Space for a cooker, washing machine, dishwasher, tumble drier and fridge/freezer. Tile effect laminate to the floor. Various power points. Strip lighting. Breakfast bar area, for informal dining. Wood shelving. Built in utility cupboard offering storage space. Further shelved storage cupboard. Secure door with glazed panel leading out to the Garden at the rear of the property.



Shower Room - 6'7" x 5'6"

Shower Room with low level WC, corner pedestal wash hand basin with mixer tap and shower enclosure with overhead electric shower. Single pendant light fitting to the ceiling. Ceramic tiling to the walls. Window with obscure glass to the rear aspect. Wall mounted medicine cabinet. Chrome heated towel rail. Two small storage cabinets.



Staircase & Landing

Carpeted staircase leading to upper accommodation with pine handrail. Window to the front aspect with curtain pole and hanging curtains. Wall mounted thermostat and heating control. Single radiator. Loft access. Built in linen cupboard. Two single pendant light fittings and smoke alarm. The landing provides access to the Bedrooms.

Bedroom 1 - 14'11" x 8'9"

Double Bedroom with window to the front aspect with curtain pole and hanging curtains. Single pendant light fitting to the ceiling. Carpet to the floor. Double radiator. Two single power points. Wardrobe offering storage space.



Bedroom 2 - 11'9" x 11'8" (maximum measurement)

Double Bedroom with window to the rear aspect with curtain pole and hanging curtains. Single pendant light fitting to the ceiling. Carpet to the floor. Double radiator. Various power points. Wardrobe offering storage space.



Bedroom 3 - 12'6" x 8'8"

Double Bedroom with window to the rear aspect with curtain pole and hanging curtains. Single pendant light fitting to the ceiling. Double radiator. Carpet to the floor. Various power points. Built in cupboard housing the Vailant gas fired boiler. Wall mounted carbon monoxide detector.

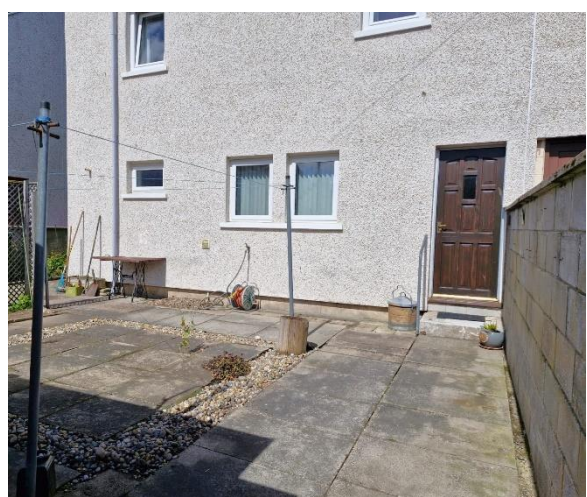


Front & Rear Gardens and Off Street Parking

The front garden has an area laid to lawn and established flower beds with mature shrubs, plants and bushes. The Garden to the rear of the property is easily maintained, paved and chipped with a wall boundary. Timber shed providing storage space. Washing line. External tap.

To the front and the rear of the property, there is off street parking, both with double gates for access.

Note 1 – The cooker, light fittings, floor coverings, curtains and blinds are included in the sale.





Note 1 - All floor coverings, light fittings, blinds, curtain poles and integrated appliances are included in the sale.

Note 2 - Council Tax Band B

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.

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
