



8 Findhorn Road, Forres IV36 3TP



A superb opportunity to acquire this well designed 5 Bedroom Detached Family Home with a Double Garage.

The property is located within a popular residential area of Forres. The Town centre is within walking distance but is also serviced with a bus stop located just a short stroll away which also provides further transport to Inverness, Elgin and Findhorn.

Spacious Accommodation, split over 2 floors commencing on the ground floor with; Entrance Vestibule, Hallway, Lounge, Dining Kitchen, Double Bedroom / Dining Room, Further Double Bedroom, Shower Room, Utility Room and Office. 1st Floor has a Master Bedroom with En-Suite Shower Room, 2 Further Double Bedrooms and a Family Bathroom. Further benefits include Gas Central Heating, Double Glazing, Double Garage, Front and Rear enclosed Garden.

An Internal Viewing is Strongly Recommended.

EPC Rating Band D

OFFERS IN THE REGION OF £365,000

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

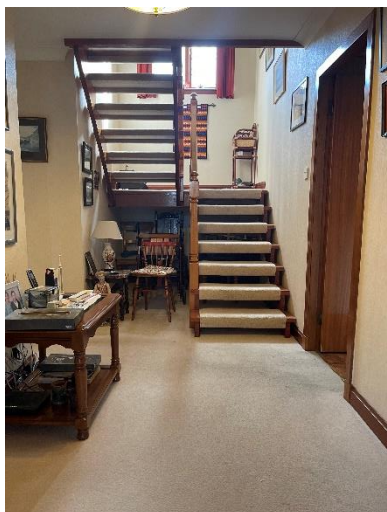
Vestibule - 6'4"(1.92m) x 3'10"(1.16m)

Entrance to the property is through a secure wooden door with glazed panel. Ornate glazed panel to the side of the door. Coving to the ceiling. Wall mounted light fitting and coat hooks. External key safe.



Hallway

Welcoming Hallway with two single pendant light fittings, coving and smoke alarm to the ceiling. Carpet to the floor. Stairs leading to upper accommodation. BT point and various power points. Double radiator. Wall mounted heating thermostat and bell chime. Doors leading to the Lounge, Dining Kitchen, Shower Room and Bedrooms.



Lounge - 14'11"(4.55m) x 17'8"(5.38m)

Nicely presented Lounge with a large window to the front aspect. The focal point of the room is a fireplace with marble hearth and inset, painted wooden surround and gas flame effect fire. Smoke alarm and coving to the ceiling. Carpet to the floor. Two double radiators. TV and various power points.





Dining Kitchen - 11'8"(3.55m) x 11'10"(3.6m)

Fully fitted Kitchen with a range of base units and wall mounted cupboards. Roll top work surface complimented by ceramic tiling to the walls. Integrated appliances include a 4 ring gas hob with overhead extractor and 0 double oven. Space available for a fridge. Stainless steel sink, drainer and mixer tap. Window overlooking the garden to the rear of the property. Strip lighting, wooden beams and smoke alarm to the ceiling. Wall mounted carbon monoxide detector. Various power points. Double radiator. Gas fired boiler. Wall mounted heating control. Tile effect vinyl to the floor. Ample space available for a dining table and chairs. Doors leading to the Hallway and Utility Room.



Utility Room - 10'2"(3.1m) x 6'1"(1.84m)

Useful Utility space with a base unit and work surface. Stainless steel sink and drainer. Space available for a washing machine. Window to the rear aspect. Tile effect vinyl to the floor. Various power points. Single pendant light fitting to the ceiling. Doors leading to the Office and Garage. Secure door leading to the Garden.



Office - 6'1"(1.84m) x 6'0"(1.83m)

Office with window to the rear aspect. Single pendant light fitting to the ceiling. Carpet to the floor. Various power points.

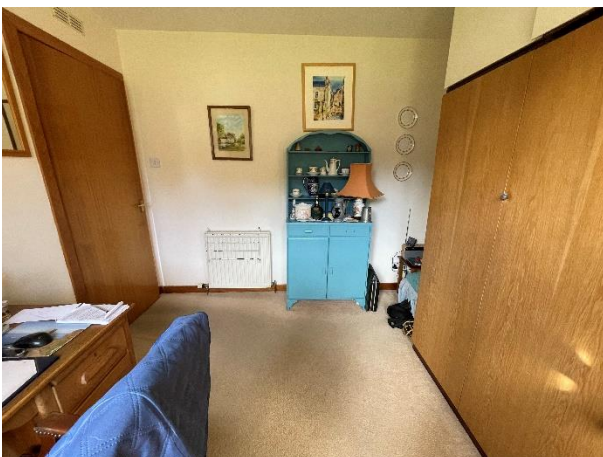
Bedroom 5 / Dining Room - 11'10"(3.6m) x 11'11"(3.62m)

Double Bedroom / Dining Room with window to the front aspect with curtain pole. Carpet to the floor. 5 bulb light fitting and coving to the ceiling. Double radiator and various power points.



Bedroom 4 - 10'1"(3.07m) x 9'5"(2.86m)

Double Bedroom with window to the rear aspect. Single pendant light fitting to the ceiling. Carpet to the floor. Single radiator and various power points.



Shower Room - 6'7"(1.99m) x 5'7"(1.7m)

Modernised Shower Room with a WC, wash hand basin with mixer tap, within a vanity unit, providing storage space and a large shower enclosure with Mira Sport electric shower and wet wall finish. Wall mounted medicine cabinet, fronted by a mirror door and wall mounted light fitting. Wall mounted chrome heated towel rail. Window to the rear aspect. Vinyl to the floor. Chrome accessories. Single recessed light fitting to the ceiling.



Stairs and Landing

Carpeted staircase leading to upper accommodation with window to the front aspect. Two single pendant light fittings and two smoke alarms to the ceiling. Loft access. The landing provides access to the Bedrooms and Family Bathroom. Four built in cupboard providing ample storage space. Double radiator.

Master Bedroom with En-Suite

Bedroom - 11'2"(3.4m) x 15'3"(4.64m) (including the bay window) and 3'0"(0.91m) x 6'2"(1.87m)

Spacious Bedroom with window to the front aspect. Two recessed spotlights to the ceiling. Carpet to the floor. Double radiator and various power points. Built in wardrobes, fronted by mirror sliding doors. Loft access. Door leading to the Shower Room.





Shower Room - 5'0"(1.52m) x 8'9"(2.66m)

Shower Room with low level WC, pedestal wash hand basin with mixer tap and shower enclosure with Mira electric shower and ceramic tiling to the walls. Window to the front aspect with roller blind. Wall mounted mirror and glazed shelf. Small cupboard providing storage space. Vinyl to the floor. Double radiator. Chrome accessories. One recessed spotlight to the ceiling.

Bedroom 2 - 15'7"(4.74m) x 10'8"(3.25m) (including recess)

Double Bedroom with window to front aspect. Single pendant light fitting to the ceiling. Carpet to the floor. Double radiator and various power points. Built in wardrobe offering hanging and shelved storage.



Bedroom 3 - 9'10"(2.99m) x 12'9"(3.88m)

Double Bedroom with window to the front aspect. Carpet to the floor. Double radiator and various power points. Single pendant light fitting to the ceiling. Built in cupboard offering storage space.



Family Bathroom - 7'5"(2.25m) x 10'9"(3.27m)

Bathroom with low level WC, storage unit incorporating a wash hand basin, bidet and bath with overhead Sector electric shower and shower screen. Single pendant light fitting. Carpet to the floor. Window to the side aspect with Roman blind. Ceramic tiling to the walls.



Driveway and Garage - 16'11"(5.16m) x 19'0"(5.79m)

Tarmacadam Drive providing off street parking.

Double Garage with one electric door, one manual door to the front and service door to the Utility Room. Various power points and strip lighting and single pendant light fitting.

Garden

Nicely kept Garden, laid to lawn at the front with flower beds, showing a variety of flowers, mature shrubs and trees.

Paved pathway with stone chip either side, leading to the Garden at the rear of the Garden. The garden is enclosed with a wall boundary. Mainly laid to lawn with a patio seating area. Rotary drier. Exterior light and water.





Note 1 – All floor coverings, light fittings, blinds, fridge and integrated appliances are included in the sale.
Council Tax Band “F”

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
