



**160c High Street
Forres, IV36 1NP**



We are delighted to offer this 2 Bedroom End Terraced Cottage which is located just off Forres High Street.

The property offers reasonable living accommodation and comprises; Lounge, Dining Kitchen, Two Bedrooms, Office, Bathroom, Side Garden and Allocated Parking. Further benefits include Double Glazing, Gas Central Heating and Wood Burning Stove.

The Town of Forres provides many amenities including a Post Office, Local Retailers, Primary and Secondary Schools, Swimming Pool, Supermarkets, Award Winning Parks and an 18 Hole Golf Course.

EPC Rating 'E'

OFFERS OVER £125,000

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

Entrance Hallway – 6'8" (2.02m) x 5'6" (1.67m)

Entrance to the property is through a secure wood door with glass panel insert. Single pendant light fitting and smoke alarm to the ceiling. Single radiator and BT point. Laminate wood flooring. Built in cupboard housing the consumer units and has wall mounted coat hooks and wood effect vinyl to the floor. Multi panel glass doors leading to the Lounge and kitchen. Stairs leading to further accommodation.



Kitchen Diner - 10'9"(3.27m) x 12'8"(3.86m)

Modern Kitchen with a range of wall mounted cupboards with under unit lighting and base units complimented with a roll top work surface and ceramic tiled brick style splash back to the walls. Ceramic 1 ½ sink with mixer tap and drainer. Under counter space for a washing machine and space for a fridge/freezer. Rangemaster cooker with 5 ring gas hob and part electric and gas ovens. Overhead rangemaster cooker hood. Large single radiator, two pendant light fittings, various power points and a tiled window shelf with sash and case styled window that overlook the front aspect. Space available for a table and chairs.





Lounge - 14'9"(4.49m) x 14'0"(4.27m)

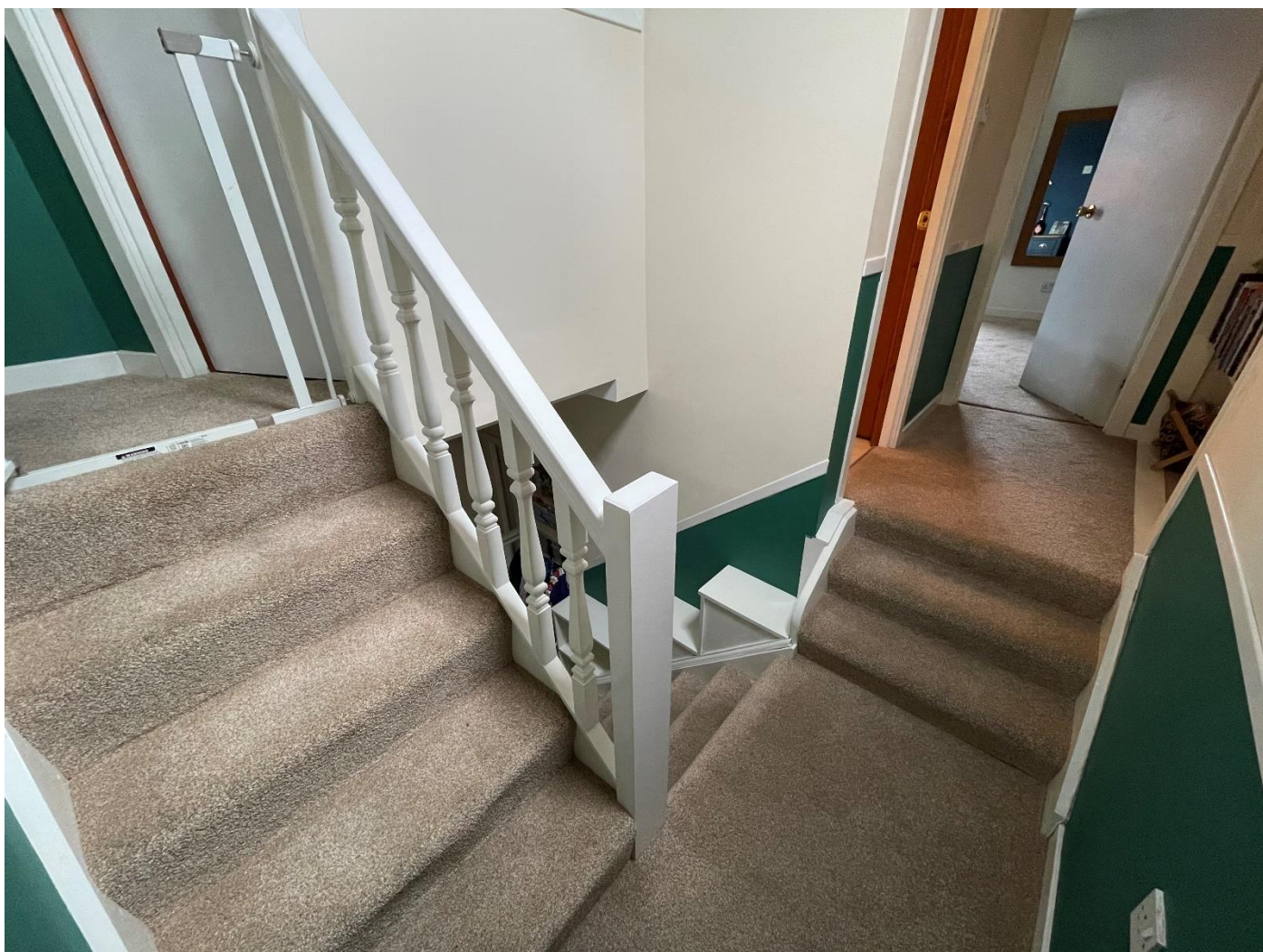
Great sized family lounge which is sunken at a lower level and accessed by two steps. Pendant light fitting, various double power sockets, Tv connection, large single radiator, 3 glazed panel windows to the front and side aspect with hanging curtains. Focal point is a wood burner with a slate hearth and tiled splash back. Wood effect flooring and multi panel glass door to the hallway.





Staircase

Carpeted staircase leads to the 1st floor and splits halfway providing access to the one bedroom and shower room to the left and the 2nd bedroom and office to the right. Velux window and single power point. Area to built-in shelving on the left landing. Further pendant light fitting and smoke alarm on the right-hand landing.



Bedroom 1 - 9'8"(2.94m) x 14'5"(4.39m) max measurement

Double Bedroom with a pendant light fitting, large single radiator, carpet to the floor, various power points, BT point and TV point. Open wardrobe provides part shelf and hanging storage. Two windows with hanging curtains overlook the front and side aspect.



Bathroom - 5'2"(1.57m) x 10'2"(3.1m)

Bathroom with low level WC, standard sized bath with chrome mixer tap, overhead mira sport electric shower, retractable shower screen door and finished with wet wall to the walls. Recessed sink within a vanity unit and wet wall splash back. Shaver point. Single radiator and vinyl to the floor. Two x 3 bulb ceiling light fittings and an extractor fan. Built-in airing cupboard.



Bedroom 2 - 10'3"(3.12m) x 13'1"(3.98m)

Double Bedroom with a pendant light fitting, single radiator, carpet to the floor and various power points. Two built-in cupboards; one provides part shelved storage the other houses the boiler. Carbon monoxide alarm. Sash and case window with hanging curtains overlooks the front aspect.



Office - 6'9"(2.04m) x 6'10"(2.07m) max measurement

Office with a pendant light fitting, double and single power point, carpet to the floor, obscure glazed window overlooks the landing.

Access, Driveway & Garden

There is a shared pathway that leads off the high street and provides access to the cottage through a locked and secure gate.

To the side of the property there is a private road which leads to the allocated car parking spaces.

The garden area next to the cottage is enclosed within a fence boundary and secure gate. Mainly laid to lawn with an area to patio to one corner.



Note 1 – All floor coverings, light fittings, cooker and curtains 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.

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.
