



Flat 2, Braemoray Apartments, Balnageith Road, Forres IV36 3TZ



We are pleased to offer this superb 2 Bedroom 1st Floor Apartment which is located in a quiet residential area and was built by Springfield properties.

Forres is a thriving Town with Shops, Supermarkets, Restaurants, Golf Course, Leisure Facilities and Beautiful Parks.

The property is presented in good order throughout and comprises; Private Entrance Hallway, Dining Kitchen, Lounge, 2 Double Bedrooms and a Family Bathroom. Further benefits include Gas Central Heating and Double Glazing,

An Internal Viewing is Highly Recommended.

EPC Rating C

OFFERS OVER £135,000

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

Entrance to the property is through a secure door with security chain and spy hole. Wood effect flooring. Carpeted staircase leading to upper accommodation with hand rail.

Hallway - 21'4" x 3'5"

Two single light fittings, smoke alarm and coving to the ceiling. Loft access. Small window to the rear aspect. Single radiator. Built in cupboard, offering hanging and shelved storage and has light fitting. Double power point and wall mounted heating thermostat. Door leading to further accommodation.



Lounge - 13'4" x 11'8" plus recess 5'1" x 6'4"

Lovely Lounge with recess bay windows to the front aspect which can accommodate a small table and chairs, fitted with venetian blinds. Two single pendant light fittings and coving to the ceiling. Wood flooring. Patio doors leading out to the balcony at the front of the property, which offers a nice seating area. Double radiator. BT, TV and various power points. Access to Dining Kitchen.





Dining Kitchen - 9'11" x 11'9" (maximum measurement)

Fully fitted Kitchen with a range of base units and wall mounted cupboards. Roll top work surface and coordinating ceramic tiling to the walls. Stainless steel sink, drainer and mixer tap. Integrated appliances include a single oven, 4 ring gas hob with stainless steel splash back, overhead extractor and washing machine. Space available for a fridge freezer. Window to the front aspect with roller blind. 4 bulb light fitting and coving to the ceiling. Single radiator and various power points. Wall mounted gas fired Worcester boiler. Tile effect Karndean flooring. Ample space is available to accommodate a dining and chairs.





Bedroom 1 - 13'5" x 10'1"

Double Bedroom with window to the rear aspect with venetian blinds. 3 bulb light fitting to the ceiling. Fitted carpet to the floor. Various power points. Single radiator. Double wardrobe offering storage space, fronted by sliding mirrored door.



Bedroom 2 - 10'1" x 10'8" plus door recess

Double Bedroom with window to the rear aspect with venetian blind. Fitted carpet to the floor. Various power points. Three bulb light fitting to the ceiling. Double wardrobe offering storage space, fronted by sliding mirrored door.



Bathroom - 6'8" x 6'0"

Low Level WC, bath with overhead mains shower, shower screen and wall mounted wash hand basin. Single light fitting to the ceiling. Ceramic tiling to the walls. Wall mounted xpelair. Ceramic tiling to the floor. Wall mounted chrome towel rail. Chrome accessories.



Communal Garden & Parking

There are communal grounds surrounding the property including gardens which are laid to grass, flower borders, with a wall boundary and gate access. Designated parking space.

BALCONY



Council Tax Band 'C'

Note 1

All floor coverings, blinds and light fittings 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.

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
