



27 Highfield, Forres, IV36 1FN



We are pleased to offer this 2 Bedroom Semi-Detached Home located within the sought after Forbeshill area of Forres.

The property is within walking distance to the town and local amenities include Primary/Secondary Schools, swimming pool, leisure facilities and supermarkets. The golf course and beautiful grant park is just a short walk away.

Accommodation comprises; Entrance Hallway, Dining Lounge, Kitchen, 2 Bedrooms and a Bathroom.

The property benefits further from Front and Enclosed Rear Gardens, Gas Central Heating and partial Double Glazing.

Viewing is Highly Recommended

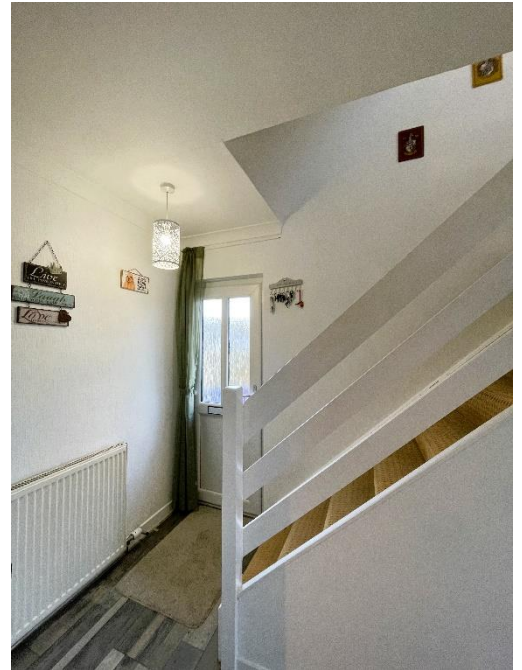
EPC Rating Band "C"

OFFERS OVER £145,000

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

Entrance Hallway

Entrance to the hallway is via a uPVC secure door with obscure glazed panel. Laminate to the floor. Single pendant light fitting, smoke alarm and coving to the ceiling. Wall mounted coat hooks. Single radiator and power point. Access to Kitchen and 8 pane glass door leads to the Lounge. Staircase leading to upper accommodation.



Dining Lounge -12'0" (3.66m) x 13'1" (3.98m) (including under stair cupboard)

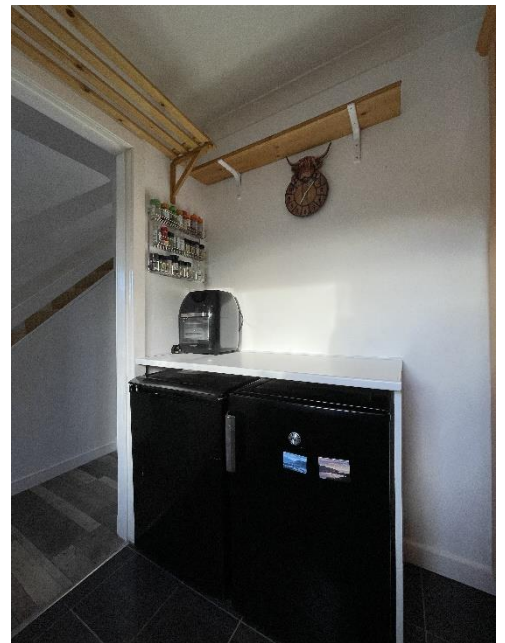
A spacious Lounge with double glazed window to front aspect with wooden curtain pole. Laminate to the floor. Single pendant light fitting and coving to the ceiling. Double radiator. BT, TV point and various power points. Ample space is available for dining table and chairs. Under stair cupboard housing the electric meter with ample room for storage.





Kitchen - 7'11" (2.4m) x 6'8" (2.02m)

A range of base units and wall mounted cupboards with a roll top black work surface. Electric oven and 4 ring hob. Ceramic tiled splash back. Space is provided for fridge, freezer and washing machine. Stainless steel sink with drainer and mixer tap. Coved ceiling, 3 bulb halogen light fitting and smoke alarm to the ceiling. Various power points. Laminate tile effect flooring. A window overlooks the rear aspect with net curtain.



Staircase and Landing

Painted handrail. Single pendant light fitting and smoke alarm to the ceiling. Fitted carpet. Access to partly floored loft. Single power point.

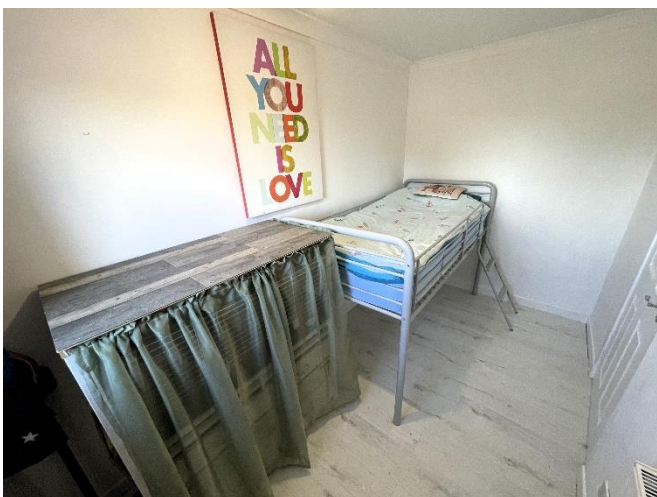
Bedroom 1 - 9'9"(2.96m) x 9'1"(2.76m)

Single pendant light fitting and coving to the ceiling. Window to rear aspect with roller blind and chrome curtain pole. Single radiator. Built-in wardrobe with louvre door offering both shelf and hanging space and houses the gas fired boiler with carbon monoxide detector. Various power points. Laminate to the floor.



Bedroom 2 - 11'5"(3.47m) x 6'2"(1.87m)

Single pendant light fitting and coving to the ceiling. Window to front aspect with chrome curtain pole. Laminate to the floor. Single radiator. Power points.



Bathroom - 5'6" (1.67m) x 6'6" (1.97m)

Single pendant light fitting to the ceiling. A 3 piece white suite comprising a W.C., pedestal wash hand basin and bath with overhead electric shower and shower screen. Part tiled walls and laminate tile effect flooring. Chrome accessories and wall mounted medicine cabinet. Single radiator. Obscure glazed window to front of the property.



Front & Rear Gardens

The front garden is mainly laid to stone chips with flower beds. The rear garden is accessed by a paved and chipped driveway. Mainly laid to lawn, paved patio seating area. Garden shed situated to one corner. Garden is enclosed with a wooden fence boundary.



Note 1 –

All floor coverings, light fittings and integrated appliances are included in the sale.

Council Tax Band Currently 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.

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.