



2 Anvil Court, Forres, IV36 1AQ



We are delighted to present from plan this newly built Modern 2 Bedroom Town House centrally located within the Town of Forres.

The property will be finished to a very high standard throughout and will include fitted kitchen, shower rooms with tiling, and floor coverings. External areas will be finished with patio and grass areas.

Accommodation comprises; Entrance to the Lounge, Kitchen, Utility Area and Ground floor shower room. 1st Floor provides access to the 2 bedrooms and a Shower room. Enclosed Front and side gated access with large enclosed rear garden. Further benefits include Double Glazing, Solar Panels and Electric Heating.

Predicted [Energy Assessment Band "B"](#)

Viewing is Highly Recommended

OFFERS OVER £205,000

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

Open Plan Lounge Access – 23'2" (7.06m) x 12'7" (3.83m)

Large living space with full size sliding patio doors which lead out to the rear enclosed garden. Staircase gives access to the 1st floor which provides a built-in under stair cupboard for storage. Open archway to the kitchen and utility area. Secure access door to the side pathway.



Kitchen – 8'7" (2.61m) narrows to 6'7" (1.99m) x 7'4" (2.23m)

Open plan kitchen area which will be fully fitted with a modern new kitchen comprising of a range of units and integrated appliances. Double glazed window overlooks the rear aspect. Open aspect to the utility area.



Utility Area – 9'7" (2.91m) x 4'10" (1.46m)

Practical Area to be created to provide a worktop with space to accommodate a washing machine.



Shower Room - 8'8" (2.64m) x 5'5" (1.64m) plus shower cubicle

Modern suite to be fitted to a high standard and will include a low-level W.C, vanity wash hand basin with chrome mixer tap, walk-in shower cubicle with mains operated rain head shower and further showering attachment, tiled walls and low-rise shower tray with retractable shower screen doors. Further mid height tiling to the remainder walls, chrome heated towel rail, ceiling light fitting. Double-glazed obscure window to the side aspect.



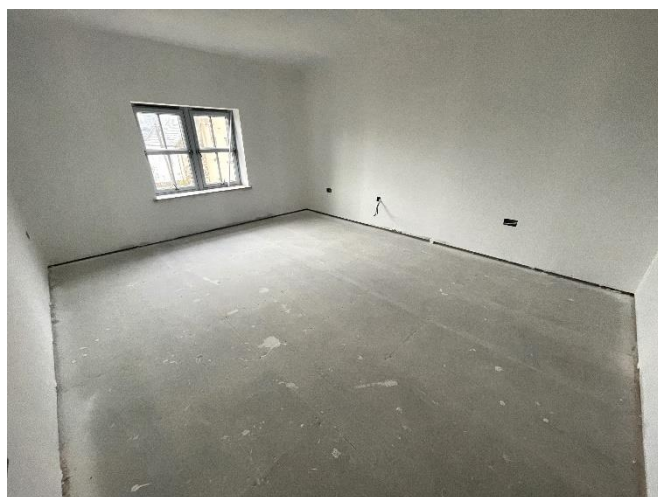


Staircase & Landing – 10'1" (3.07m) x 3'9" (1.13m)

Staircase to be fitted with cable railing will lead to the 1st floor accommodation. Large built-in cupboard for storage and access to the two bedrooms and shower room.

Bedroom 1 – 15'8" (4.77m) x 12'8" (3.86m)

Large double bedroom with window to the rear aspect. Finishing will include Various power points, USB Sockets, TV point and pendant light fitting. New carpet flooring.



Bedroom 2 – 13'11" (4.23m) x 9'3" (2.81m)

Double bedroom with window to the rear aspect. Finishing will include Various power points, USB Sockets, TV point and pendant light fitting. New carpet flooring. Built-in cupboard/wardrobe for storage.



Shower Room – 7'1" (2.15m) x 6'0" (1.83m)

Modern suite to be fitted to a high standard and will include a low-level W.C, vanity wash hand basin with chrome mixer tap, walk-in shower cubicle with mains operated rain head shower and further showering attachment, tiled walls and low-rise shower tray with retractable shower screen doors. Further mid height tiling to the remainder walls, chrome heated towel rail, ceiling light fitting. Double-glazed obscure window to the side aspect.



Front Garden

The property is retained within a timber fence with secure gate for access. Ramped paved access to the side door. Wrap around pathway to the rear garden which is enclosed with timber fencing for security purposes.

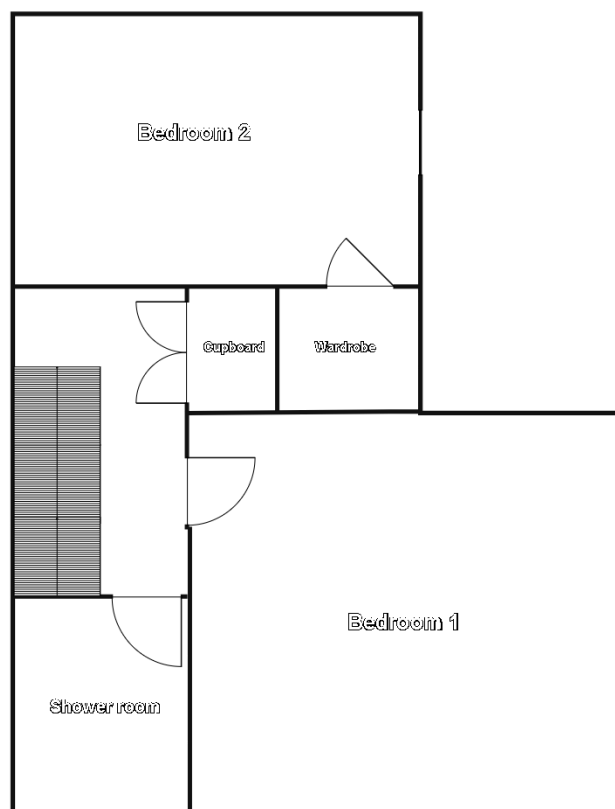
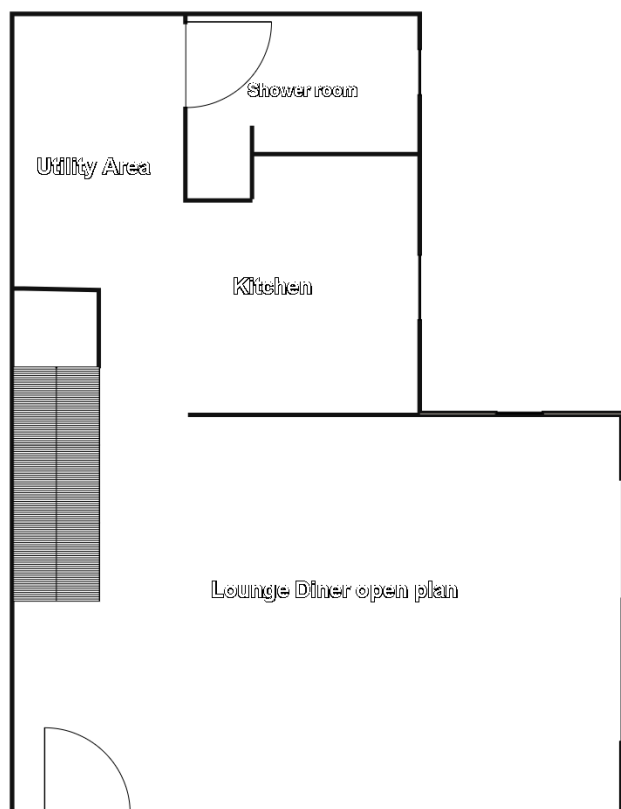
Note 1 –

No heating, hot water, electricity and power, kitchen and bathroom appliances, joinery and finishings have been installed at this stage.

Council Tax Band TBC



FLOOR PLAN



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.