



45 St. Leonards Road, Forres, IV36 1DW



We are delighted to present this 2/3 Bedroom Detached House which is located on St Leonards Road in Forres. The property enjoys an enviable location close to Forres Golf Club and the neighbouring Sanquhar and Cluny Woodland.

The property has recently been modernised and comprises of the following accommodation: Entrance Porch, Hallway, Lounge/Bedroom 3, Dining Family Room, Breakfasting Kitchen, Bedroom with En-Suite and further Double Bedroom and Family Bathroom.

Further benefits include Gas CH, Double Glazing, Garden and Off-Street Parking.

An Internal Viewing is Strongly Recommended.

EPC Rating Band "D"

OFFERS OVER £265,000

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

Entrance Porch - 7'1" x 5'1"

Entrance to the porch is through secure double doors with obscure glazed panels. Windows to either side. Painted wood linings to the walls. Wooden benches. Ceramic tiling to the floor. Curtain pole and hanging curtains.



Hallway

Single pendant light fitting and smoke alarm to the ceiling. Wood flooring. Curtain pole. Access to the Lounge and Dining Family Room. Stairs leading to upper accommodation. Open under stair storage, with wall mounted coat hooks.



Lounge/Bedroom 3 - 15'2" x 13'8" (plus bay window)

Spacious Lounge with bay window, with hanging curtains, to the front of the property. The focal point of the Lounge is a fireplace, with wood burner, wooden surround, marble inset and hearth and wooden fender. Single pendant light fitting with ceiling rose and smoke alarm to the ceiling. Deep wood skirtings and carpet to the floor. Various power points. Two double radiators.



Dining Family Room - 19'7" narrowing to 10'11" x 14'11" narrowing to 7'9"

Family room with window to the front aspect with wooden curtain pole and hanging curtains. The focal point of this room is a fireplace with wood burner, wooden mantel and surround, slate hearth and wooden fender. Two single pendant light fittings and smoke alarm to the ceiling. Wall mounted carbon monoxide detector. Wooden flooring. Various power points. TV point and BT point. Single radiator. Ample space available for a large dining table and chairs. Deep sill with small window overlooking the rear aspect.





Breakfasting Kitchen - 9'10" x 10'0" (plus door recess)

Kitchen with a range of base units, wall mounted cupboards and wooden work surface, incorporating a breakfast bar for informal dining. Ceramic tiling to the walls. Integrated appliances include a 4-ring gas hob, single oven, overhead extractor and dishwasher. Space available for a fridge freezer. Belfast ceramic sink. Wood flooring. Window overlooking the Garden to the rear of the property. Single light fitting and smoke alarm to the ceiling. Secure door leading out to the Garden, with curtain pole and hanging curtains. Double radiator and various power points.



Stairs and Landing

Carpeted staircase with polished wooden handrail and spindles, leads to upper accommodation. Doors leading to Bedroom and Family Bathroom.

Master Bedroom with En-Suite

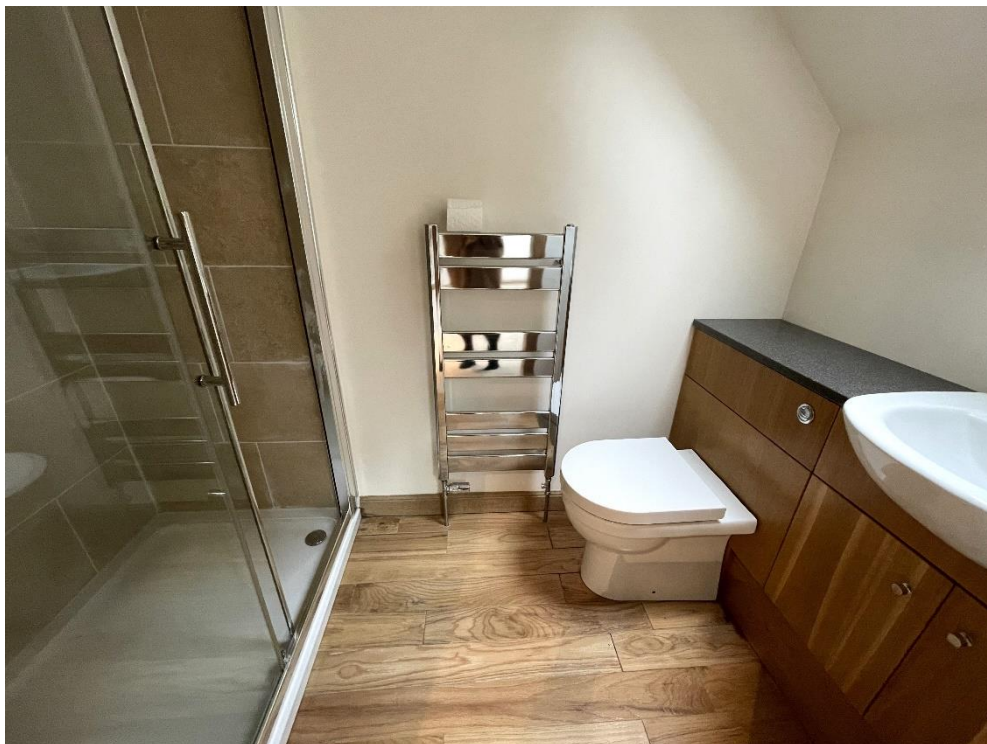
Bedroom - 15'8" narrowing to 7'7" x 13'10" narrowing to 9'5"

Double Bedroom with window to the front aspect with Roman blind. Velux window to the rear aspect. Three recessed spotlights to the ceiling. Carpet to the floor. Double radiator. Recessed bookshelf. Two wall mounted light fittings. Various power points. Sliding door leading to the En-Suite Shower Room.



En-Suite Shower Room - 7'9" x 3'11"

Shower Room with large shower enclosure with overhead electric shower and ceramic tiling to the walls. Vanity unit, providing storage space, with wash hand basin and low-level WC with concealed cistern. Two recessed spotlights, one incorporating a ceiling fan. Velux window to the rear aspect. Wall mounted chrome heated towel rail.



Bedroom 2 - 15'10" x 11'3"

Double Bedroom with window to the front aspect with Roller blind and a velux window to the rear aspect. Single pendant light fitting and smoke alarm to the ceiling. Carpet to the floor. Double radiator and various power points.



Family Bathroom - 8'7" x 8'8"

Bathroom with vanity unit, providing storage space, housing the wash hand basin with mixer tap and low-level WC with concealed cistern, bath with overhead mains shower. Ceramic tiling to the walls. Wood flooring. Part obscure glazed window to the rear aspect. Two recessed spotlights to the ceiling. Loft access. Gas fired boiler housed within a concealed unit, with carbon monoxide detector and shaving point. Wall mounted chrome heated towel rail.



Garden & Driveway

Stone chipped drive allowing off street parking for two cars. Gate access to the Garden which is mainly laid to lawn with block pathway leading to the front door. Timber Garden shed providing storage space.

To the rear, the property enjoys a beautiful woodland backdrop, creating a tranquil and private setting. The garden is tiered with the top tier, mainly laid to lawn, ideal for outdoor activities and includes a washing line.

The lower tier features a netted tunnel, perfect for growing fruit and vegetables. Additionally, there is a stone-chipped seating area with mature shrubs, offering a lovely space for relaxing outdoors. The Garden also benefits from a timber shed with a low-level WC and a further small shed housing the washing machine.



Note 1 – All floor coverings, light fittings, blinds and curtains are included in the sale.

Note 2 – All integrated appliances to be included.

Council Tax Band “D”

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.