



## **29 Walker Court Forres, IV36 1ZQ**



We are delighted to offer this fabulous, modernised and very well presented 2 Bedroom 1st Floor Flat located within a popular residential area of Forres.

The property is within walking distance of all the local amenities, shops, post office, primary and secondary schools, bust stop, railway station and the town centre of Forres.

Accommodation comprises of a Private Entrance, Lounge, open plan to the Kitchen, 2 Bedrooms and Bathroom. The property shares a communal garden and drying area. Further benefits include Fischer Electric Heating and Double Glazing.

**Viewing is Highly Recommended**

EPC Rating Band "C"

## **OFFERS OVER £110,000**

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



### Private Entrance

Exterior staircase leading to the flat – with composite double-glazed door with decorative glazed panels, leading to the property. Wall mounted consumer units within a concealed unit.

### Lounge/ Diner - 14'4" (4.37m) x 14'8" (4.47m) (maximum measurement)

Beautifully presented front facing lounge with deep set windowsill and 2 double glazed windows with vertical blinds. Two 4 bulb light fittings, coving and smoke alarm to the ceiling. Laminate to the floor. TV, BT and various power points. Wall mounted Fischer electric radiator with wall mounted control. Ample space for a dining table and chairs. Open plan to the Kitchen and multi panel glass door leading to the Hallway.





### **Kitchen - 6'2"(1.87m) x 10'0"(3.05m)**

Modern Fitted kitchen with a range of wall mounted cupboards, display units and base units with a roll top work surface and upstand. Ceramic tiled splash back to the walls. Integrated overhead extractor hood and decorate glass splash back. Space available for a fridge freezer, washing machine and cooker. 1 ½ composite sink with mixer tap with boiler water and drainer. Various power points. Laminate to the floor. 3 bulb light fitting and smoke alarm/heat sensor to the ceiling. Window to the rear aspect with roller blind.





## **Hallway**

Hallway providing doors to the Bedrooms and Shower Room. Three bulb light fitting and smoke alarm to the ceiling. Laminate to the floor. Two built in cupboards providing storage space and one housing the water tank. Access by ladder to attic space, which is partially floored.

## **Bedroom 1 – 10'10" (3.3m) x 10'6" (3.2m)**

Double Bedroom with double glazed window which overlooks the front aspect. Single pendant light fitting to the ceiling. Fitted carpet to the floor, Fischer electric radiator, BT point and various power points. Built in large double wardrobe, fronted by concertina double doors, offering shelved and hanging storage.





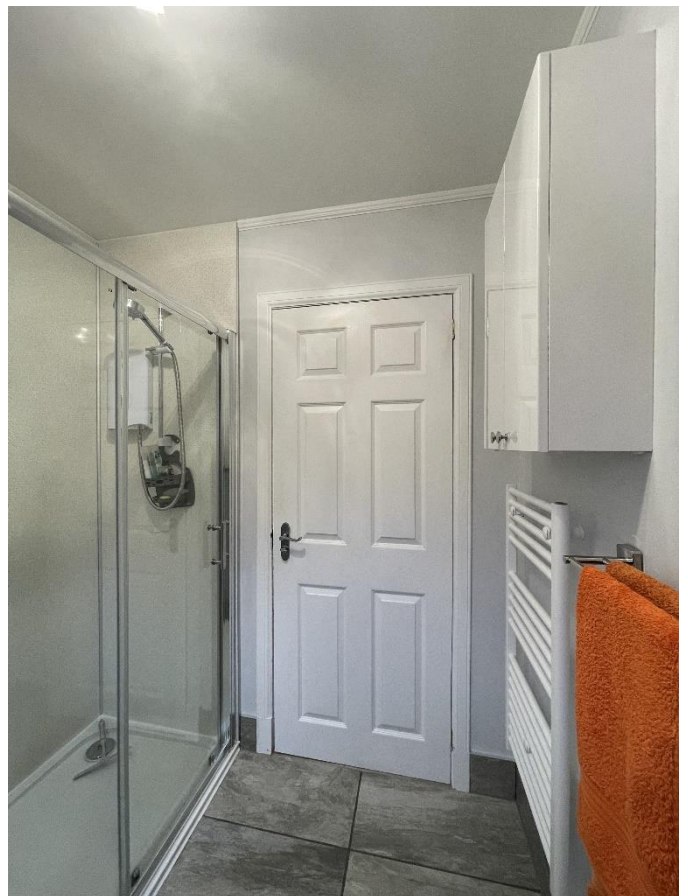
### **Bedroom 2 – 10'10" (3.3m) x 7'01" (2.15m)**

Further bedroom with double glazed window overlooking the rear aspect. Single pendant light fitting to the ceiling. Fitted carpet to the floor. Fischer electric radiator, TV, BT point and various power points. Built in single wardrobe, provides hanging and shelved storage.



### **Shower room - 6'6" (1.97m) x 6'3" (1.89m)**

White suite comprising of a low-level W.C, pedestal wash hand basin with chrome taps, wall mounted shaver and shaver light. Walk-in shower enclosure with Mira sport electric shower, shower tray, ceramic tiled walls and retractable shower screen doors. Full height ceramic tiling to the walls throughout. Tiled flooring. Electric wall mounted towel radiator, ceiling light fitting, extractor fan and double glazed obscure glazed window with roller blind to the rear aspect.





### **Gardens and Parking**

Ample car parking available to the front of the property. Shared garden & drying area which is partially enclosed by a fence boundary. Shared outside storage space.



### **Note 1**

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

Council Tax Band "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.