



## 24 BLAVEN COURT, FORRES, IV36 1EH



We are pleased to offer this 2 Bedroom 1st Floor Apartment located in a quiet residential area.

Forres is a thriving Town with a good variety of shops, supermarkets, restaurants, Golf club, swimming pool, leisure facilities and award-winning parks.

The accommodation comprises; Shared Entrance with Stairwell to 1<sup>st</sup> Floor, Vestibule, Hallway, Lounge, Kitchen, 2 Double Bedrooms and a Bathroom. Further benefits include Gas Central Heating, Double Glazing and Off- Road Car Parking.

EPC Rating

### OFFERS OVER £00,000

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

### **Shared Entrance**

Shared Entrance, with security system to the property is via a wood door with glazed panel inserts and two side windows. Stairs leading to the apartment. Private store providing storage space.

### **Vestibule – 3'0" x 3'2"**

Entrance to the apartment is through a secure door with security spy hole. Recessed spotlight and coving to the ceiling. Wood effect laminate to the floor. Door to the Hallway and to a built-in cupboard providing storage space.

### **L-Shaped Hallway**

Three recessed spotlights, smoke alarm and coving to the ceiling. Wood effect laminate to the floor. Single radiator, single power point and BT point. Two built-in cupboards providing ample storage, one housing the consumer units. Wall mounted handset for security system.

### **Lounge - 13'1" x 12'9"**

Glazed door leading to a bright and airy Lounge with two windows overlooking the front aspect. Wood effect laminate to the floor. Two TV, BT and various power points. Double radiator. Six light fittings, controlled by a dimmer switch and coving to the ceiling.





**Kitchen - 9'4" x 7'2"**

Fitted Kitchen with wall mounted cupboards and base units with a roll top work surface and ceramic tiled splash back to the wall. Integrated appliances include an electric oven with 4 ring gas hob, overhead extractor, stainless steel sink with mixer tap and drainer. Space for a fridge/freezer and washing machine. TV and various power points. Single radiator. Wood effect laminate to the floor. 4 recessed spotlights to the ceiling. Wall mounted gas fired Worcester boiler. Window overlooking the rear aspect.





**Bedroom 1 - 9'4"narrowing to 3'0"x 16'0" narrowing to 11'6"**

Double bedroom with a single pendant light fitting and coving to the ceiling. TV point and various power points. Single radiator. Window to the front aspect with chrome curtain pole and hanging curtains. Carpet to the floor. Large, fitted wardrobe fronted with mirror sliding doors provides part shelf and hanging storage.



**Bedroom 2 - 8'5"narrowing to 3'1" x 12'10" narrowing to 10'7"**

Double bedroom with a single pendant light fitting and coving to the ceiling. Various power points. TV point and single radiator. Window to the rear aspect. Carpet to the floor. Fitted wardrobe fronted with mirror sliding doors provides part shelf and hanging storage.



**Bathroom - 6'5" x 6'5"**

Low level W.C, pedestal wash hand basin and bath with mains overhead shower and shower curtain. Ceramic tiling to the walls. Single light fitting to the ceiling. Shaving point. Wall mounted xpleair. Laminate to the floor. Obscure glazed window to the rear aspect.

**Note 1**

All integrated appliances 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.

**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.**