



Upland, 1 Sanquhar Terrace, Forres, IV36 1DH



We are delighted to present this fabulous five-bedroom detached house, benefiting from a garden, garage and off-street parking, situated in a quiet location close to local schools and leisure facilities.

Accommodation comprises on the ground floor: Entrance Hallway, Lounge, Dining Kitchen, Utility Room, Master Bedroom with En-Suite Shower Room, two further King sized Bedrooms and Family Bathroom. The first-floor accommodation comprises two further Double Bedrooms, Office and Shower Room.

Further benefits include oak finishings, gas central heating, double glazing, garage, garden and off-street parking.

An internal viewing is strongly recommended.

EPC Rating Band "D"

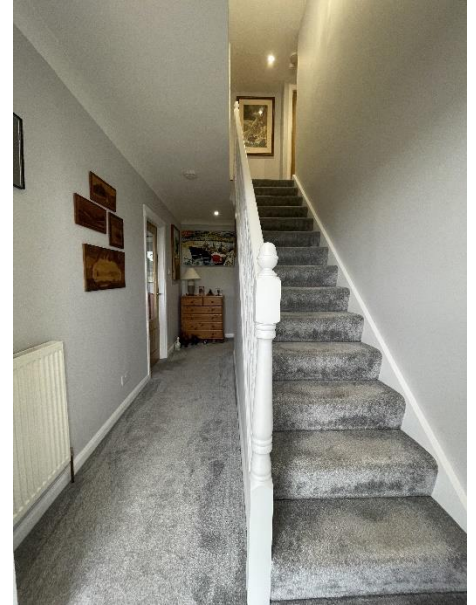
OFFERS OVER £370,000

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

External verandah with lighting

Entrance Hallway

Entrance to the property is through a secure uPVC double glazed door with decorative glazed panel and matching glazed panel to the side. The L-shaped hallway features three recessed spotlights, coving, smoke alarm and heat sensor to the ceiling, with carpeted flooring. Built-in storage provides a linen cupboard and a further cupboard offering ample storage space. Two single radiators, single and double power points. Stairs lead to the upper accommodation, with access to the Lounge, Dining Kitchen, Bedrooms and Family Bathroom.



Lounge - 17'0" x 17'1"

Well-presented and generously proportioned Lounge featuring a large window to the front aspect, creating a bright and airy space, fitted with vertical blinds. Light fitting and coving to the ceiling, together with three wall-mounted light fittings. A wall-mounted electric flame-effect fire provides an attractive focal point. Carpeted flooring, BT, TV and various power points, together with a double radiator. Archway leading through to the Dining Kitchen.



Dining Kitchen - 25'3" x 11'11"

Modern, fully fitted Dining Kitchen comprising a range of base units with splashback, wall-mounted cupboards with under-unit lighting and display units. Stonework surface with upstand and central island providing additional storage. Integrated appliances include double oven, five-ring induction hob with overhead extractor and dishwasher, with space available for a fridge freezer. Composite sink with drainer and mixer tap. Four-bulb light fitting, single pendant light fitting, coving and heat sensor to the ceiling. Window overlooking the rear aspect with vertical blinds. Two double radiators and various power points. Tile-effect flooring within the kitchen area, with carpeted flooring to the dining area. Ample space for a large dining table and chairs. Patio sliding doors with vertical blinds lead out to the decked area. Door leading to the Utility Room.





Utility Room - 8'8" x 5'10" (maximum measurement)

Useful Utility Room with work surface and space for a washing machine and tumble dryer. Two windows with vertical blinds. Built-in cupboard housing the Worcester gas-fired boiler and providing additional storage. Further built-in double cupboard, fronted by sliding doors, offering ample storage and housing the Megaflo tank. Tile-effect flooring. Secure uPVC double glazed door with obscure glazed panels providing access to the garden.

Master Bedroom with En-Suite

Inner Hallway – 2'11" x 5'5"

Inner hallway providing access to the Master Bedroom and En-Suite Shower Room. Single light fitting and coving to the ceiling, with carpeted flooring.

Bedroom - 12'0" x 10'1"

Spacious Master Bedroom with window to the front aspect, fitted with vertical blinds. Three-bulb light fitting and coving to the ceiling, together with two wall-mounted light fittings. Carpeted flooring, single radiator and various power points. Triple wardrobe, fronted by sliding doors, providing both hanging and shelved storage.



Shower Room - 8'1" x 8'6"

Well-appointed Shower Room comprising low-level WC, wash hand basin with mixer tap set within a vanity unit providing useful storage, and a large luxury multi-function shower cabin. Window with obscure glass and vertical blinds. Shaving point, ceramic tiled splashback and glazed shelf. Three recessed spot lights and Xpelair extractor to the ceiling. Non-slip vinyl flooring and chrome accessories.



Bedroom 2 - 10'11" x 16'1"

Generously sized King Bedroom with window to the front aspect, fitted with vertical blinds. Single pendant light fitting and coving to the ceiling. Carpeted flooring, single radiator and various power points.



Bedroom 3 - 11'11" x 12'2"

King sized Bedroom with window overlooking the rear aspect, fitted with vertical blinds. Carpeted flooring, single radiator, various power points and single pendant light fitting. Quadruple fitted wardrobes providing both hanging and shelved storage.



Family Bathroom - 4'3" x 7'1"

Family Bathroom comprising low-level WC, wash hand basin within a vanity unit providing storage, large shower enclosure with overhead mains shower and bath with mixer tap. Wet wall finish to the walls, heated towel rail and chrome accessories. Wall-mounted mirror, six recessed spotlights and gloss panelled ceiling. Tile-effect flooring. Window with obscure glass overlooking the rear aspect, fitted with vertical blinds.



Stairs and Landing

Carpeted staircase leading to the upper accommodation, with painted balustrades and handrail. Two recessed spotlights, smoke alarm and heat detector. The landing provides access to two further Bedrooms, Office and Shower Room.

Bedroom 4 - 9'9" x 13'7" with window recess

Well-proportioned Bedroom with Velux windows to the front and rear aspects. Three recessed spotlights to the ceiling, carpeted flooring, double radiator and various power points.

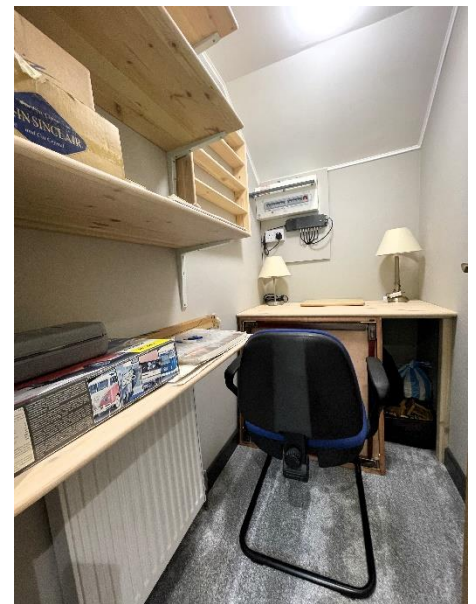


Bedroom 5 - 9'9" x 13'7" with window recess

Well-proportioned Bedroom with Velux windows to the front and rear aspects. Three recessed spotlights to the ceiling, carpeted flooring, double radiator and various power points. Access to useful eaves storage.

Office

Useful additional space currently utilised as an office. Fitted desk and wall-mounted shelving. Single light fitting to the ceiling, loft access and wall-mounted consumer units. Carpeted flooring, various power points and single radiator.



Shower Room – 5'11" x 7'5" (plus shower recess)

Well-appointed Shower Room comprising low-level WC, wash hand basin within a vanity unit providing storage, roll-top work surface, wet-wall splashback and shower enclosure with overhead mains shower and wet-wall finish. Non-slip vinyl flooring. Velux window to the rear aspect. Two recessed spotlights and wall-mounted Xpelair extractor. Chrome accessories, heated towel rail and shaving point.



Garden, Driveway and Garage

The property is complemented by an attractive and well-maintained front garden, predominantly laid to lawn with beautifully established borders containing a colourful variety of mature shrubs, plants and flowering hydrangeas. A covered verandah extends along the front of the property, complete with recessed lighting and providing an attractive sheltered area from which to enjoy the garden.

A generous tarmac driveway provides ample off-street parking for several vehicles and leads to the detached single garage, which has an up and over door to the front, service door to the side, power and light. The driveway is bordered by timber fencing and established hedging, with access continuing to the garden grounds.

The attractive rear garden has been thoughtfully landscaped over several levels and offers a variety of areas for outdoor enjoyment. A generous paved terrace is surrounded by mature shrubs and established planting, creating a pleasant and relatively private setting. Steps lead down to a substantial composite decked area adjoining the property, providing an excellent space for outdoor dining and entertaining. The garden is enclosed by timber fencing and mature hedging and also benefits from a timber garden shed.





Council Tax Band F

Note 1

All floor coverings, light fittings and integrated appliances 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.