



9 KENSAL GREEN, FORRES IV36 2PL



We are delighted to offer this fabulous 2 Bedroom Semi - Detached Family Home presented in good order throughout. The property is located within the Springfield development to the South of Forres.

The Historical Town of Forres has a variety of Retail Shops, Leisure facilities, Schools, Parks & Golf Courses.

Accommodation comprises; Entrance Hallway, Lounge, Kitchen, Cloakroom, 2 Double Bedrooms and a Family Bathroom. Further benefits include Triple Glazing, Gas Central Heating, Loc Block Driveway, Front and Rear Enclosed Garden.

An Internal Viewing is Strongly Recommended.

EPC Rating Band C

OFFERS OVER £200,000

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

Secure composite door with obscure glazed panel and security spy hole, leading to the Hallway.

Entrance Hallway

Hallway giving access to the Lounge, Kitchen and Cloakroom. Stairs leading to upper accommodation. Wood effect laminate to the floor. Three bulb light fitting, coving and smoke alarm to the ceiling. Wall mounted bell chime and heating thermostat. Single radiator. Double power point. Built in cupboard providing storage space and housing the consumer units.



Lounge - 11'2" x 16'4"

Nicely presented Lounge with windows and patio double doors opening out to the Garden at the rear of the property, all fitted with blinds and chrome curtain pole. Wood effect laminate flooring. Two 3 bulb light fittings, smoke alarm and xpleair to the ceiling. BT, TV and various power points. Double radiator. Open plan to the Kitchen.





Kitchen - 11'3" x 6'7"

Fully fitted Kitchen with a range of base units and wall mounted cupboards finished with work surface and ceramic tiling to the walls. Integrated appliances, including a 4-ring gas hob, single oven, overhead extractor, microwave, fridge and freezer. Space available for a dishwasher. Stainless steel sink, drainer and mixer tap. Six recessed spotlights, smoke alarm, xpleair and heat sensor to the ceiling. Window to the front aspect with fitted blind. Single radiator. Wall mounted gas fired boiler, situated within a cupboard. Wall mounted carbon monoxide detector. Open plan to the Lounge and multi panel glazed door leading to the Hallway.



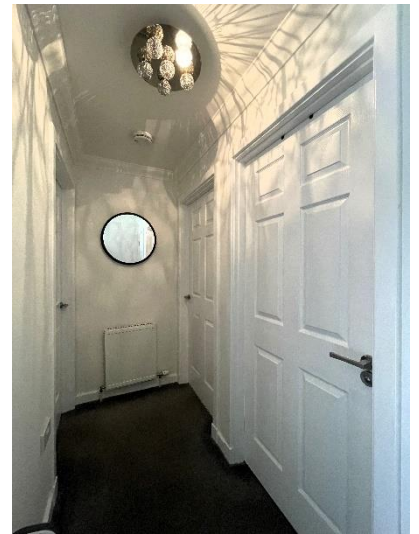


Cloakroom - 5'8" narrowing to 3'2" x 5'11" narrowing to 3'6"

Cloakroom with low level WC and wall mounted wash hand basin with mixer tap. Two recessed spotlights, coving and xpelair to the ceiling. Space available for a washing machine. Ceramic tiling to the walls and floor. Wall mounted mirror. Chrome accessories. Chrome heated towel rail.

Staircase & Landing

Carpeted staircase leading to upper accommodation with painted balustrades and handrail. Six bulb light fitting, coving and smoke alarm to the ceiling. Loft access. Single radiator and double power point. Built in cupboard offering storage space. Access to the Bedrooms and Bathroom.



Bedroom 1 - 9'9" x 11'1" (maximum measurement)

Double Bedroom with window to the rear aspect with fitted blind and chrome curtain pole. Double wardrobe offering hanging and shelved storage and fronted by opaque sliding doors. Three bulb light fitting, xpelair and coving to the ceiling. Wood effect laminate to the floor. Single radiator. BT, TV and various power points.



Bedroom 2 - 10'8" x 9'0"

Double Bedroom with window to the front aspect with fitted blind and brass curtain pole. Single pendant light fitting and coving to the ceiling. Wood effect laminate to the floor. Double wardrobe offering hanging and shelved storage and fronted by opaque sliding doors. TV, BT and various power points. Single radiator.



Family Bathroom - 6'3" x 9'6"

Family Bathroom with low level WC with concealed cistern, wash hand basin with mixer tap within a vanity unit providing storage space and bath with mixer tap, overhead mains shower, shower screen and ceramic tiling to the walls. Ceramic tiling to the floor. Four recessed spotlights, coving and xpelair to the ceiling. Chrome heated towel rail. Shaving point.

Front & Rear Gardens

The front Garden is mainly laid to grass with a stone chipped area and paved pathway leading to the front door. Gate access to the rear garden, which is mainly laid to lawn with patio seating area. Enclosed by part wall and fence boundary. Designated rotary washing line. Summer house and children's playhouse.



Driveway

Loc bloc driveway providing off street parking for 2 vehicles. Exterior tap. Gate access to the Garden to the rear of the property.

Note 1 –

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

Council Tax Band Currently C

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.