9 Whiterow Drive, Forres, IV36 2QA

A spacious and well-appointed four-bedroom family home offering generous and versatile accommodation across two floors.

Situated within a popular residential area of Forres, the property enjoys a convenient location within easy walking distance of local parks, a convenience store and a nearby coffee shop. The surrounding area offers a range of everyday amenities, making this an attractive and practical setting for family living.

The property benefits from a particularly impressive open-plan kitchen/diner, separate lounge, utility room, downstairs cloakroom, four double bedrooms, en-suite to the principal bedroom, family bathroom, integral garage, ample off-road parking and an enclosed rear garden with established planting.

An internal viewing is strongly recommended.

EPC Rating Band “C”

OFFERS OVER £265,000

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

Entrance Vestibule – 5’2” (1.57m) x 5’9” (1.75m)

The property is accessed via a secure uPVC door with security spyhole and chain, opening into a welcoming entrance vestibule. The vestibule features wood flooring, a pendant light fitting, coved ceiling, single radiator, double power point and two side-facing triple-glazed windows. A stylish multi-panel glazed door leads through to the spacious hallway.

Hallway – 11’5” (3.47m) x 7’6” (2.28m)

A spacious and welcoming hallway provides access to the principal ground-floor accommodation. Features include a pendant light fitting, coved ceiling, smoke alarm, wall-mounted bell chime, single radiator, carpeted flooring, central heating thermostat, double power point and BT point.

Multi-panel glazed doors provide access to both the lounge and kitchen/diner.

The staircase rises to the first-floor accommodation and incorporates a useful understairs storage cupboard, fitted with wall-mounted shelving, coat hooks and a pendant light. The cupboard also provides access to the fuse box and electricity meter.

Lounge – 12’8” (3.86m) x 13’0” (3.96m)

A well-presented and comfortable reception room featuring an attractive decorative ceiling light, coved ceiling, carpeted flooring and a large single radiator. There are numerous power points, including USB sockets, together with BT and TV points.

Two large triple-glazed windows overlook the front of the property and are fitted with roller blinds, curtain poles and hanging voile curtains, providing a bright and attractive living space.

Kitchen/ Diner – 10’5 (3.17m) x 24’2” (7.36m)

A particularly impressive open-plan kitchen and dining space, offering an excellent combination of practical kitchen facilities and versatile family living accommodation.

The kitchen comprises a range of wall-mounted cabinets with under-unit lighting, matching base units, roll-top work surfaces and upstands. Integrated appliances include an under-counter electric oven, Zanussi four-ring gas hob with large extractor hood, fridge and dishwasher. A stainless-steel 1½-bowl sink with chrome mixer tap and drainer completes the kitchen area. There are numerous power points, including USB sockets, together with BT and TV points and a central heating control panel.

A triple-glazed window with roller blind overlooks the rear garden. A breakfast bar creates a natural division between the kitchen and the generous dining area, which also provides ample space for use as a family room or additional sitting area, subject to the purchaser's requirements. Amtico wood-effect flooring runs throughout, complemented by two ceiling light fittings, smoke alarm and coved ceiling. Triple-glazed sliding patio doors with vertical blinds open directly onto the rear garden.

A multi-panel glazed door leads back to the hallway, while a further door provides access to the rear hallway and utility room.

Utility room – 7’1” (2.15m) plus cupboard narrowing to 3’7”(1.08m) x 12’8” (3.86m)

A useful and well-equipped utility room featuring a fitted base unit with roll-top work surface and matching upstand, together with part ceramic wall tiling. There is a stainless-steel sink with chrome mixer tap and drainer, space beneath the work surface for a freezer or tumble dryer, and dedicated space for a washing machine. Further features include laminate wood flooring, single radiator, ceiling light fitting, coved ceiling, smoke and carbon monoxide alarms and an Xpelair extractor.

A triple-glazed rear-facing window provides natural light, while a secure composite door with obscure glazed panel gives direct access to the rear garden. A built-in cupboard houses the Worcester boiler and provides additional shelving and storage space. A door leads to the downstairs cloakroom and integral garage.

Cloakroom – 7’1” (2.15m) x 5’9” (1.75m)

A practical downstairs cloakroom fitted with a low-level WC set within a vanity unit, incorporating a wash hand basin with chrome mixer tap.

The room benefits from mid-height ceramic wall tiling, wall-mounted mirror, ceiling light fitting, Xpelair extractor, chrome heated towel rail, coved ceiling and Karndean tile-effect flooring.

Integral Garage – 17’3” (5.26m) x 9’9” (2.96m)

The generous integral garage benefits from pre-lined walls and ceiling, concrete base flooring, two strip light fittings and various power points.

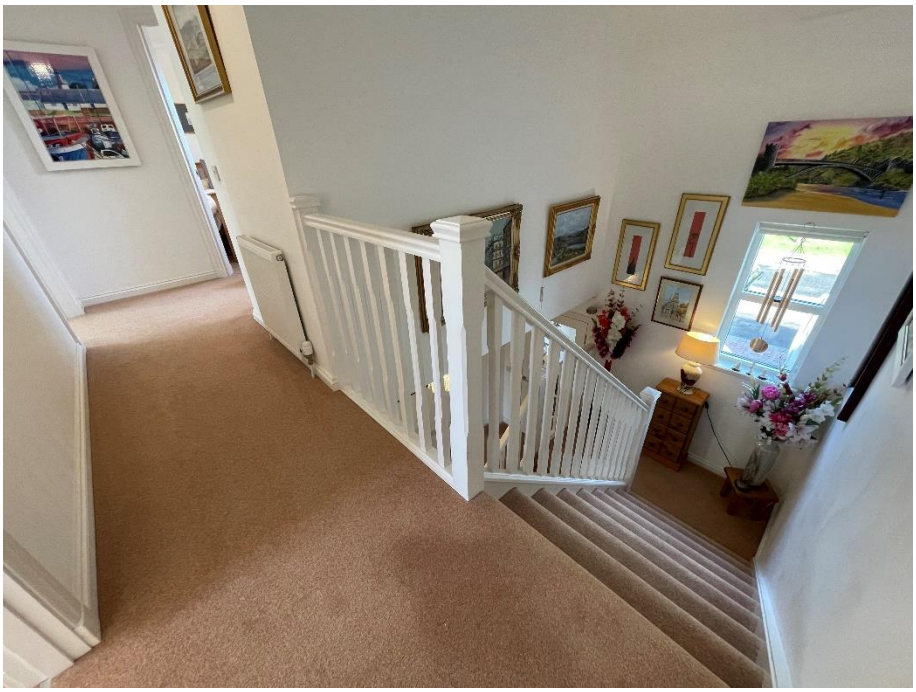
The garage is accessed via an up-and-over manual door to the front, with some Kingspan thermal lining.

Staircase & Landing

A carpeted staircase with painted white balustrade and spindles leads to the first-floor accommodation.

The half landing features a triple-glazed window with roller blind overlooking the front of the property.

The main landing has a pendant light fitting, smoke and carbon monoxide alarms, loft access, coved ceiling, single radiator and double power point. Doors lead to the principal bedroom with en-suite, three further bedrooms and the family bathroom.



Master Bedroom – 12’5” (3.78m) x 10’5” (3.17m)

A well-proportioned principal bedroom featuring a decorative ceiling light fitting, coved ceiling, smoke and carbon monoxide alarms, single radiator and carpeted flooring.

There are numerous double power points, together with TV and BT points. A useful double wardrobe with opaque sliding doors provides a combination of shelving and hanging storage and also houses the Megaflo tank.

A triple-glazed rear-facing window with roller blind provides plenty of natural light, while a door leads directly to the en-suite shower room.

En-Suite shower room – 3’6” (1.06m) x 8’1” (2.46m) within the shower

The en-suite features a generous walk-in shower enclosure with mains-operated shower, shower tray and glass retractable screen door, complemented by full-height wall tiling.

There is a practical vanity wash hand basin with chrome mixer tap and low-level WC with concealed cistern. Additional features include a wall-mounted mirror, shaver point, chrome heated towel rail and Karndean tile-effect flooring.

Bedroom 2 – 9’7” (2.91m) x 17’0” (5.18m) within the recess

A particularly spacious double bedroom featuring a five-bulb ceiling light fitting, coved ceiling, carpeted flooring, single radiator and numerous double power points.

TV and BT points are also provided. Two large Velux windows with integrated blinds are set within a dormer recess and overlook the front aspect.

A substantial wall-to-wall double wardrobe with opaque sliding doors provides useful shelving and hanging storage.

Bedroom 3 – 10’5” (3.17m) x 8’9” (2.66m)

A well-presented double bedroom with five-bulb ceiling light fitting, coved ceiling, carpeted flooring and single radiator.

The room benefits from numerous power points, including USB sockets, together with BT and TV points. A fitted wardrobe provides shelving and hanging storage.

A triple-glazed rear-facing window with roller blind completes the room.

Bedroom 4- 10’8” (3.25m) x 8’9” (2.66m)

A further well-proportioned double bedroom featuring a five-bulb ceiling light fitting, coved ceiling, carpeted flooring, single radiator and various power points. TV and BT points are provided, together with a triple-glazed front-facing window fitted with a roller blind.

Bathroom – 6’3” (1.89m) x 8’11” (2.72m)

The family bathroom is fitted with a modern suite comprising a bath with chrome mixer tap and mains-operated overhead shower, complemented by a glass retractable shower screen.

Full-height tiling surrounds the bath, with mid-height tiling to the remaining walls. There is a vanity wash hand basin with chrome mixer tap and low-level WC with concealed cistern, together with wall-mounted mirror and chrome heated towel rail.

A Velux window provides natural light, while additional features include a ceiling light fitting, Xpelair extractor and Karndean tile-effect flooring.

Rear Garden

The enclosed rear garden provides a good combination of patio and lawned areas, making it well suited to outdoor entertaining and family use.

A large, paved patio leads onto a central edged lawn, with established fruit trees and bushes including apple, pear and plum, together with a selection of rose bushes along the perimeter.

The garden also benefits from washing lines, rotary clothesline and a timber storage shed. It is fully enclosed by approximately six-foot fencing, with a secure gate providing access to the front of the property and a further maintenance gate leading to the grassed lane.

There is an outside light adjacent to the utility area, together with an outside tap and overhead canopy. A further exterior light is positioned above the patio doors.

<u>Driveway</u>

A block-paved driveway provides off-road parking and gives direct access to the integral garage and front entrance.

There is also a further paved area to the side of the property, providing an additional parking space.

Note 1 –

All floor coverings, blinds, curtain poles and integrated appliances are included in the sale. The curtains are not included and decorative light fittings will be removed and replaced with pendants.

Council Tax Band “E”

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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.

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