



10 CROFT ROAD, FORRES IV36 3JS



We are delighted to offer this 4-Bedroom Detached Family Home located in a quiet residential area on the East side of Forres.

Accommodation comprises; Entrance Vestibule, Hallway, Lounge, Dining Room, Dining Kitchen, Utility Room, Master Bedroom with En-Suite, 3 Further Bedrooms and a Family Bathroom.

Further benefits include; Gas Central Heating, Double Glazing, Double Garage and Garden.

EPC Rating Band C

OFFERS OVER £340,000

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

Entrance Vestibule

Entry to the property is through a secure door with obscure glazed panels and obscure glazed panels to the side. Carpet to the floor with recessed mat well. Single pendant light fitting to the ceiling. Built in cupboard providing hanging and shelved storage, fronted by louvre doors.



Hallway

Hallway with three single pendant light fittings to the ceiling. Carpet to the floor. Double radiator. Single power point and BT point. Wall mounted heating control. Two built in cupboards with shelved storage. Further built in cupboard housing the water tank.

Lounge - 19'5" x 13'6"

Spacious and airy Lounge with patio doors, leading out to the verandah, overlooking the front aspect. Two single pendant light fittings, smoke alarm and coving to the ceiling. Focal point of the room is a fireplace for decorative purposes, with wooden surround and marble hearth. Two TV points and various power points. Carpet to the floor. Obscure glazed double doors leading to the Dining Room.





Dining Room - 13'6" x 8'10"

Dining Room with single pendant light fitting to the ceiling. Carpet to the floor. Single radiator. Two double power points. Window to the side aspect with curtain pole and hanging curtains.



Dining Kitchen - 13'6" x 10'4"

Kitchen with a range of base units, wall mounted cupboards, display shelf. Roll top work surface and ceramic tiling to the walls. Integrated appliances include double oven, 4 ring electric hob and overhead extractor. Space available for fridge, freezer and dishwasher. Single pendant light fitting to the ceiling. Window to the rear aspect with roller blind. Tile effect vinyl to the floor. Various power points. Single radiator. Composite sink, drainer and mixer tap. Space available for a dining table and chairs. Door leading to the Utility Room.



uTlity Room - 6'10" x 5'5"

Useful Utility space with base unit and roll top work surface. Space available for washing machine and tumble drier. Single radiator. Stainless steel sink and drainer. Wall mounted Worcester boiler. Single pendant light fitting and smoke alarm to the ceiling. Wood effect vinyl with recessed mat well. Secure door with obscure glass leading out to the Garden at the rear of the property.

Master Bedroom - 12'7" x 10'11"

Bedroom with window to the front aspect. Single pendant light fitting. Carpet to the floor. TV point and various power points. Single radiator. Double wardrobe, fronted by mirror doors, offering hanging and shelved storage. Door leading to the En-Suite.



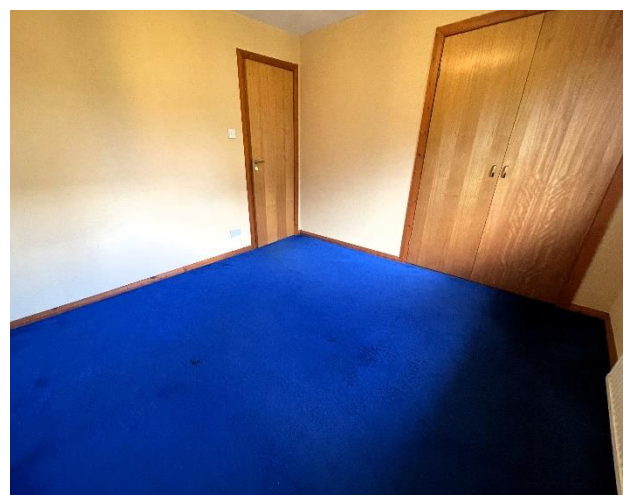
En-Suite - 3'6" x 7'4" (including shower)

Shower tray with overhead mains shower and ceramic tiling to the walls. Low level WC and pedestal wash hand basin. Pine accessories. Single pendant light fitting to the ceiling. Wood effect vinyl to the floor. Shaving point. Single radiator. Window with obscure glass to the side aspect.



Bedroom 2 - 10'5" x 10'11"

Bedroom with window to the rear aspect with curtain pole. Carpet to the floor. Various power points. Double wardrobe, housing the consumer units and offering hanging and shelved storage. Single radiator. Two double power points.



Bedroom 3 - 10'2" x 10'5"

Bedroom with window to the rear aspect with a pine curtain pole. Carpet to the floor. Two double power points. Single radiator. Built in cupboard with hanging and shelved storage.



Bedroom 4 - 8'5" x 10'11"

Bedroom with window to the front aspect with curtain pole and hanging curtains. Carpet to the floor. Single pendant light fitting to the ceiling. Two double power points. Built in cupboard offering hanging and shelved storage.



Family Bathroom - 5'11" x 12'5"

Bathroom with low level WC, wall mounted wash hand basin, bidet, bath and shower enclosure with overhead mains shower. Ceramic tiling to the walls. Wall mounted mirror and shaving point. Single pendant light fitting, recessed light and expleair to the ceiling. Tile effect vinyl to the floor. Single radiator.



Garden

To the front of the property is there is an area to laid to lawn with mature shrubs and trees with low level fence. Steps leading to the front door and a pathway to the side of the property, giving access to the rear garden, which is mainly laid to lawn. Mature shrubs and trees. Stone chipped area. Rotary drier. Fence boundary.





Garage - 25'6" x 18'11"

Double Garage with two up and over doors. Two pendant light fittings. Concrete floor. Electric and water supply.

Note 1

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

Council Tax Band Currently F

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.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

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
