



5 Mackintosh Court, Forres, IV36 1GG



We are pleased to offer this 2nd floor 2 Bedroom Apartment. The property enjoys a corner position with plenty natural light surrounding it.

Located within the popular town of Forres and within walking distance to all the local amenities including a supermarket, post office, local retail shops, primary and secondary schools, leisure centre, an 18-hole golf course and award-winning parks.

Accommodation comprises; Hallway, Lounge, Breakfasting Kitchen, Bathroom and 2 Double Bedrooms. Further benefits include Gas Central Heating, Double Glazing and Allocated Off Road Parking Space.

A viewing is strongly recommended to appreciate this property.

EPC Rating 'C'

OFFERS OVER £115,000

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

Entrance Hallway – 13'8" (4.16m) x extends to 6'7" (1.99m)

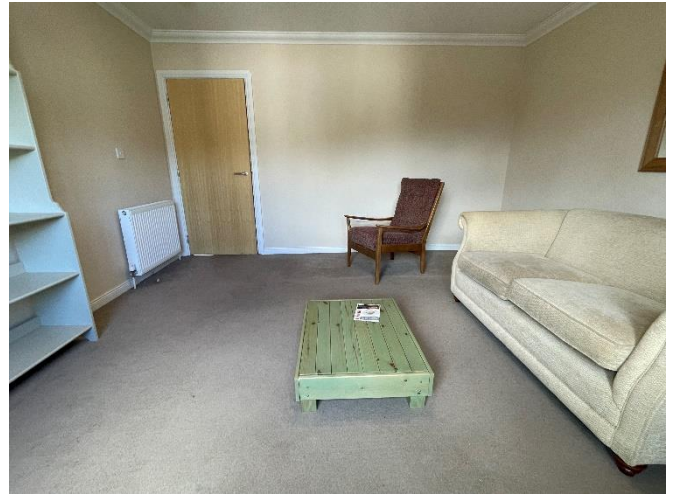
Entrance to the property through a secure timber door with security spy hole and chain leading into the entrance hallway. Pendant light fitting, smoke alarm, loft access via a ramsay ladder to an extensive loft space, single radiator, telephone intercom for main entrance door, Marmoleum to the floor and thermostat control for the central heating. Doors lead to the lounge, kitchen, bathroom and two bedrooms. Built-in cupboard that houses the fuse box and provides part shelf storage.



Lounge – 13'3" (4.03m) x 13'7" (4.13m)

Great sized lounge with lovely views towards the war memorial. 3 bulb strip light fitting, smoke alarm, coving to the ceiling, double radiator, double glazed windows, with chrome curtain pole and hanging curtains that overlooks the front aspect. Various double power points including BT and TV point.





Breakfasting Kitchen – 10'6" (3.2m) x 9'1" (2.76m) plus door access

The kitchen provides a range of wall mounted cupboards and base units with a roll top work surface and matching up stand. Integrated under counter electric oven with a 4 ring gas hob with overhead extractor. Stainless steel sink with chrome mixer tap and drainer. Integrated washer dryer. Undercounter space for a fridge. Recess halogen spotlights to the ceiling, further pendant light above the dining area. Smoke alarm, expelair, heat detector, carbon monoxide alarm, single radiator, cork tile floor, various power points, double glazed window with roller blind to the front aspect. Space to accommodate a breakfast bar/ table. Further built-in cupboard that houses the Ariston boiler and has the control panel for central heating, double power point, currently houses the freezer.



Bedroom 1- 12'6" (3.81m) x 9'10" (2.99m)

A double bedroom with a pendant light fitting, single radiator, carpet to the floor, 3 double power sockets, BT point, built-in double wardrobe fronted by mirror sliding doors which provides part shelf storage and a double-glazed window with chrome curtain pole that overlooks the rear aspect.



Bedroom 2 – 10'4" (3.15m) x 9'5" (2.86m) plus wardrobe recess

Double bedroom has a pendant light fitting, carpet to the floor, 2 double power points, BT point, single radiator, double glazed window with curtain pole that overlooks the rear aspect and built in double wardrobe fronted by wooden sliding doors which provides part shelf and hanging storage.





Family Bathroom – 5'1" (1.54m) x 7'6" (2.28m)

The bathroom has a low-level WC, vanity wash hand basin with chrome taps and bath with chrome taps, partial height tiling to the walls, mains operated shower and glass shower screen. There's a wall mounted mirror, single radiator, Marmoleum floor, ceiling light fitting and extractor fan.

Communal entrance

The building is accessed through a communal door which provides access to the ground floor. On the ground level there is a further secure door providing a further exit to the rear of the property. Staircase leads to the 1st and 2nd floor.

The Communal landing has the staircase providing access to this second-floor apartment. There's a window that overlooks the rear aspect, sensor lights, robust vinyl flooring and some external storage area.

Note 1 –

Fitted floor coverings are included, integrated appliances and curtain poles are included in the sale.

Council Tax Band “B”



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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.