



## **6 Ryvoan Place Forres, IV36 1FX**



We are delighted to offer this lovely well maintained 3 Bedroom house located on the Thornhill development in Forres.

Forres is a thriving Town well renowned for its Large Parks and floral displays. Local & National retail shops include Boots the Chemist, Tesco Butchers, Bakers, Restaurants and Cafes to name a few.

Accommodation comprises; Entrance Hallway, Lounge, Kitchen/Diner, W.C, 3 Bedrooms, Shower room, Front & Rear Gardens with Shed and Greenhouse. Further benefits include Gas Central Heating, uPVC double glazing and Solar panels on the roof.

An internal viewing is strongly recommended.

EPC Rating Band "C"

## **OFFERS OVER £145,000**

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

**Hallway – 21'1" (6.42m) x 5'10" (1.77m)**

Entrance to the property through a composite door with four ornate lead piped glass windows leading into the entrance hallway. Wall mounted bell chime, two pendant light fitting, smoke alarm, double radiator, carpet to the floor, 3 single power points. Heat detector and a thermostat control for the central heating. Staircase leading to the first-floor accommodation. Two built-in cupboards; one has part, shelf and hanging storage and houses the consumer units. The second cupboard has some shelving for storage. Doors with multi-panel glass to the lounge, kitchen and rear vestibule.



**Lounge – 16'6" (5.03m) x 13'6" (4.11m)**

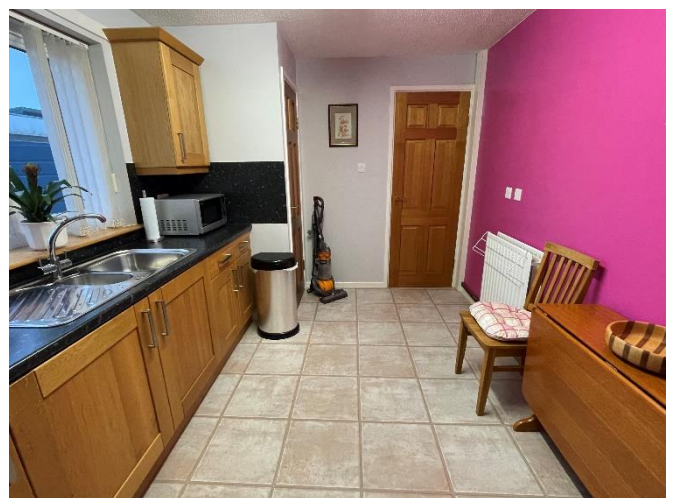
The lounge then has two three-bulb ceiling light fittings, smoke alarm, carpet to the floor, large double radiator, TV and various power points. The focal point of the room is a fireplace with electric fire, polished marble, hearth insert and surround. Large UPVC window with vertical blinds and hanging curtains to the front aspect. Control panel for the central heating and hot water.





**Kitchen/ Diner – 13'5" (4.08m) x 8'9" (2.66m)**

Fitted kitchen has a range of wall mounted cabinets with under unit lighting and base units with a roll top work surface and matching splash back. Integrated appliances include an eye level single oven, ceramic hob with overhead stainless steel chimney style extractor hood, fridge and stainless steel 1 ½ sink with chrome mixer tap and drainer. Built-in larder cupboard which has shelving for further storage. uPVC window with vertical blinds overlooks the rear garden. Tile effect laminate to the floor. Various power points and light fitting.



### **Rear Porch – 2’10” (0.85m) x 5’4” (1.62m)**

Rear porch with a pendant light fitting carpet to the floor, secure composite door with obscure glass, and roller blind to the rear aspect. Door to the W.C.

### **W.C – 4’8” (1.41m) x 2’9” (0.82m)**

Low level WC, vanity wash hand basin with chrome mixer tap, mid height wet wall splash back to the wall. Wall mounted mirror, a shelving unit for storage, small single radiator, tiled flooring, ceiling light fitting, and obscure UPVC window with hanging voile to the rear aspect.



### **Staircase & Landing**

Carpeted staircase leads to the first-floor accommodation with pine spindles, banister and further wall-mounted handrail. The landing has a pendant light fitting, smoke alarm, heat detector, loft access, carpet to the floor, single power point and access to the shower room and three bedrooms. Single radiator and a built-in cupboard on the landing which houses the boiler and also doubles up as the airing cupboard.

### **Shower Room – 5’6” (1.67m) x 6’2” (1.87m)**

The shower room has a low-level WC, pedestal wash hand basin with chrome mixer tap and mirror tiled splashback with glass shelf and chrome accessory. Corner shower enclosure with a mains operated shower, jet shower wash, built-in seat and retractable shower screen doors. Full height tiling to the walls. Tile effect flooring, single radiator, wall mounted medicine cabinet, 3 recessed spotlights to the ceiling and obscure uPVC window to the rear aspect.



**Bedroom 1 – 9'8" (2.94m) x 13'6" (4.11m)**

The main double bedroom has a pendant light fitting, double radiator, carpet to the floor, various double power points. Built in double wardrobe fronted by wooden sliding doors which provides part shelf and hanging storage. uPVC window with vertical blinds and hanging curtains to the rear aspect.



**Bedroom 2 – 10'7" (3.22m) x 9'3" (2.81m) plus wardrobe recess**

Double bedroom with a pendant light fitting, which is operated on a dimmer switch. Double radiator, carpet to the floor, various power points, double wardrobe, fronted by wooden sliding doors and provides part shelf and hanging storage, uPVC window with vertical blinds, curtain pole and hanging curtains to the front aspect.



### **Bedroom 3- 13'7" (4.13m) x 7'10" (2.38m) plus door access**

Bedroom with a pendant light fitting, double radiator, various power points, carpet to the floor, built-in double wardrobe fronted by wooden sliding doors provides part shelf and hanging storage. uPVC window with vertical blinds, curtain pole and hanging curtains to the front aspect.



### **Garden**

At the rear of the property there is a garden which is enclosed within a hedge and fence boundary with iron gate access at the car parking space. A paved pathway leads to the back door. The garden is mainly laid to stone chips with a rotary dryer, a greenhouse and an external shed for storage. Outside tap. There is access down the side to the front of the property.

The front of the property is enclosed within a partial hedge and fence and wall boundary with an iron gate leading through the front garden to a paved path that leads to the front door. There are areas to stone chips either side of the path with raised beds and some established shrubbery.



Council Tax Band ""

Note 1 –

All floor coverings, light fittings, blinds, curtains 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.

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