



6 Moray Street Forres, IV36 1HG



We are delighted to present this modern and newly refurbished 2 Bedroom House located in a popular residential area and within a short walking distance of the Supermarkets and Train Station.

The Town has several Local and National Retail Shops, Supermarkets, Post Office, Leisure facilities and Award-Winning Parks.

Accommodation comprises; Entrance Hallway, Open Plan Kitchen, Lounge/Diner, 2 Double Bedrooms and a Shower room. Further benefits include Gas Central Heating, uPVC Double Glazing, Front and Rear enclosed Gardens.

An Internal Viewing is Strongly Recommended.

EPC Rating C

OFFERS OVER £125,000

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

Entrance Hallway – 15'8" (4.77m) x 6'1" (1.84m)

Entrance of the property through a secure uPVC door with an obscure glazed panel window and overhead matching window that leads into the hallway. 3 ceiling light fitting, smoke alarm, large double radiator, the control panel for the heating. Front uPVC double glazed clear glass window with Venetian blind overlooks the front aspect.

Single power point, double radiator, laminate wood flooring, staircase to the 1st floor accommodation with understairs utility area. Access to the kitchen and to the lounge.



Utility Area

Under stair utility area where we have a single base unit with drawer under counter space for the washing with worktop. Cupboard under stair well has lighting and a double power socket and gives access to the fuse box, open reach BT point and meters.



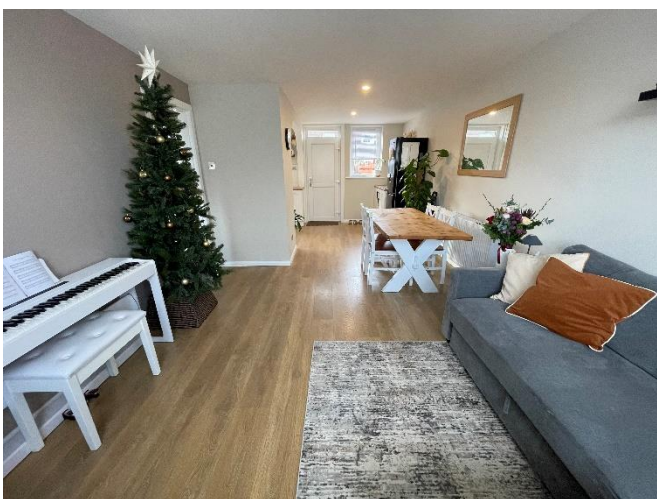
Open Plan Kitchen – 10'1" (3.07m) x 8'6" (2.59m)

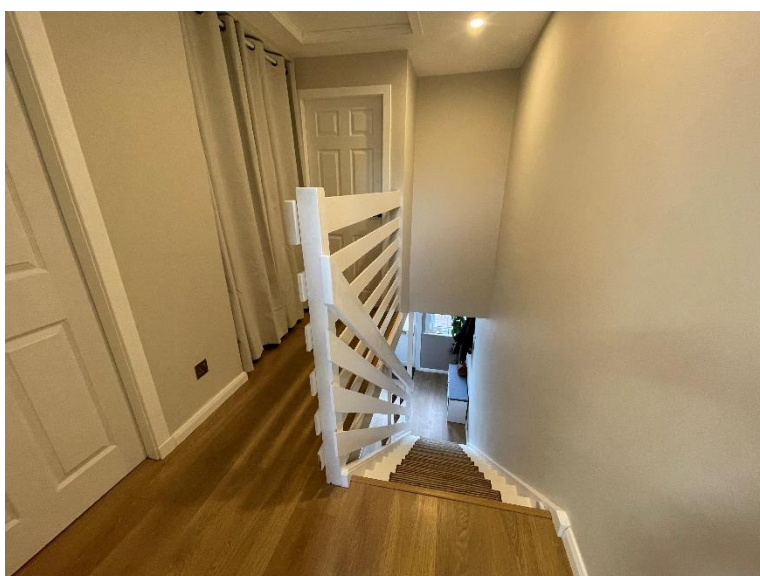
The kitchen provides a range of wall mounted cupboards, base units finished with a roll-top worktop and brick effect ceramic tiled splash back to the walls. Integrated appliances include a single oven, hob with built-in overhead extractor and dishwasher and 1 ½ sink with a mixer tap. Further fitted units, shelving and drawer storage throughout. Space for a fridge freezer. Smoke alarm, heat detector, ceiling light fitting, uPVC double glazed window with Venetian blinds to the rear aspect. There's an archway that leads to the dining aspect where there is a secure uPVC door with overhead glass window and uPVC window with Venetian blinds, that overlook the rear garden.



Lounge - 23'11" (7.28m) x 11'2" (3.4m) narrows to 7'8" (2.33m) at dining area

Modern lounge which is open plan to the dining and kitchen arrangement. 3 ceiling light fittings, two further wall mounted light fittings, large double radiator, uPVC window to the front aspect with curtain pole with hanging voile and curtains. Laminate wood flooring, various chrome finished power points and TV point. Floating display shelf.



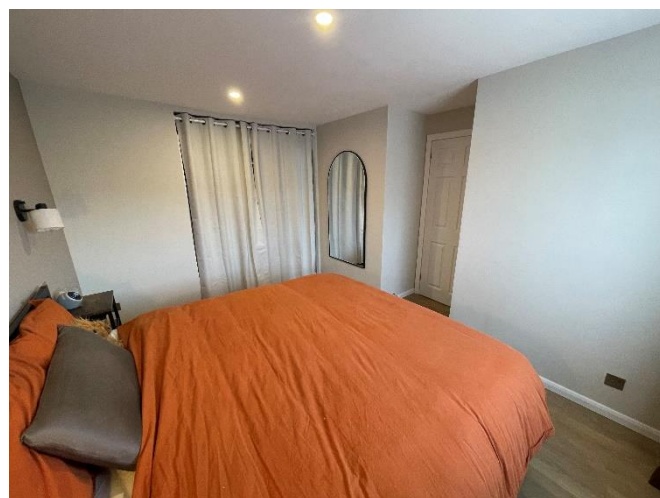


Staircase & Landing – 9'6" (2.89m) x 5'10" (1.77m)

Carpeted staircase with wooden banister leads to the first-floor landing where there are two ceiling light fittings, smoke alarm and loft access. Single power point, laminate wood flooring. Doors to the two bedrooms and the bathroom, built-in storage area which is fronted with a hanging curtain that provides hanging and shelf storage.

Bedroom 1 – 12'7" (3.83m) x 9'2" (2.79m)

Good sized double bedroom with two ceiling light fittings, laminate wood to the floor, single radiator, various chrome finished power sockets and that would also include USB sockets. uPVC double glazed window with Venetian perfect fit blinds, curtain pole hanging voile and curtains. Two wall-mounted bedside lights. Built-in wardrobe, and this is fronted by hanging curtains, which provides part shelf and hanging storage with built-in drawer storage.



Bedroom 2- 14'3" (4.34m) 9'0" (2.74m)

Large double bedroom with 2 ceiling light fittings, single radiator, Ethernet point. Various chrome finished double power sockets, uPVC window with perfect fit Venetian blinds, hanging voile and curtain pole. Two built-in cupboards for storage; One has part shelving and the other is a walk-in cupboard with laminate wood to the floor, ceiling light fitting. curtain pole with hanging curtain to conceal the boiler.



Shower room – 5'0" (1.52m) x 8'3" (2.51m)

Modern fitted shower room which provides a low-level WC with a concealed cistern, a large vanity wash hand basin with mixer tap and wall mounted mirror with an overhead light. Walk-in shower enclosure with a mains operated rain shower head and further showering attachment. Tiling to the walls and glass shower screen. Black heated towel rail, tiled flooring, ceiling light fitting and obscure uPVC window to the rear aspect. Matching accessories.



Front & Rear Garden

The front garden is retained within a wall boundary with a wrought iron gate leading onto the premises. Large area to lock block paving with a tiled step that leads into the house. Outside light. The rear of the property is enclosed within a partial fence and wall boundary with secure gate leading to the back lane. Pathway leads to the kitchen door, area to lawn, rotary dryer and a patio. Small shed for storage.



Note 1 –

All floor coverings, light fittings, blinds and window coverings, integrated appliances, fridge freezer are included in the sale. All wall mounted shelves and fixtures will be included.

Council Tax Band “A”

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.