25 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 Kitchen, Rear Vestibule, Snug/Bedroom 4, Sun Room, Master Bedroom, 2 Further Bedrooms, Family Bathroom and Shower Room.

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

EPC Rating Band D

OFFERS OVER £375,000

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

Entrance Vestibule - 5'10" x 7'5"

Entry to the property is through a secure door uPVC double glazed door with obscure glazed panel to the side. Window to the front aspect with vertical blinds and curtain pole. Wall mounted electric heater and power point. Carpet to the floor. Single pendant light fitting and coving to the ceiling. Door with decorative glazed panel leading to the Hallway.

Hallway

Hallway with three single pendant light fittings, smoke alarm and coving to the ceiling. Carpet to the floor. Double radiator. BT point and various power points. Wall mounted heating thermostat. Two built in cupboards with shelved storage, one housing the water tank. Built in cupboard offering storage and houses the water tank. Further built in cupboard providing ample storage space. Doors leading to accommodation.



Lounge - 17'6" x 15'5"

Bright and spacious Lounge with window overlooking the front aspect with vertical blinds and curtain pole. Single pendant light fitting and coving to the ceiling. Focal point is the marble surround, inset and hearth. Double radiator. TV and various power points. Fitted carpet to the floor.





Dining Kitchen - 15'9" x 8'10" plus door recess

Fully fitted Kitchen with a range of base units, wall mounted cupboards, display shelves and pelmet lighting. Roll top work surface with ceramic tiling to the walls. Integrated appliances include a double oven, 4 ring electric hob and overhead extractor. Space available for a slim line dishwasher, washing machine and American fridge freezer. Stainless steel sink, drainer and mixer tap. Window to the rear aspect and a further window to the side aspect, both fitted with roller blinds. Half height wood linings. Ample space available for a dining table and chairs. Wall mounted heating control. Double radiator. Tile effect vinyl to the floor. Built in pantry providing storage space, with lighting. Door leading to the porch situated to the side of the property, with pine curtain pole.





Porch - 14'7" x 3'7"

External steps leading to the Porch, with secure door with glazed panel with window to the side. Windows to the side aspect with vertical blinds. Carpet to the floor. Double radiator and double power point. Door leading to the Sun Porch.

Bedroom 4/Snug - 9'10" x 14'6"

Bedroom currently being used a Snug, with single pendant light fitting and coving to the ceiling. Fitted carpet to the floor. Single radiator. BT point and various power points. Sliding patio doors leading to the Sun Room.





Sun Room - 26'5" x 8'4"

Sun Room with dwarf wall and windows overlooking the Garden. Two single light fittings to the ceiling. Carpet to the floor. Various power points. Double radiator. Door leading to the Porch. Sliding patio doors leading out to the Garden.



Master Bedroom - 13'9" x 9'2"

Bedroom with window to the rear aspect with vertical blinds and brass curtain pole. Single pendant light fitting and coving to the ceiling. Two wall mounted light fittings. Carpet to the floor. Fitted wardrobes, fronted by part mirrored, sliding doors offering ample storage space. Single radiator and various power points.





Bedroom 2 - 11'10" x 9'6"

Bedroom with window to the front aspect with brass curtain pole. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Single radiator and various power points.





Bedroom 3 - 11'3" x 9'6"

Bedroom with window to the front aspect with vertical blinds and brass curtain pole. Single pendant light fitting and coving to the ceiling. Two wall mounted light fittings. Carpet to the floor. Single radiator, BT point and various power points. Fitted wardrobes offering hanging and shelved storage, fronted by mirror doors.





Family Bathroom - 7'9" x 9'9"

Family Bathroom with low level WC, bidet, bath and wall mounted wash hand basin. 4 recessed spotlights, extractor and coving to the ceiling. Window with obscure glass to the rear aspect. Wall mounted heated towel rail and single radiator. Shaving point. Chrome accessories. Carpet to the floor.







Shower Room - 9'9" narrowing to 7'2" x 5'10" x narrowing to 3'2"

Shower Room with shower enclosure with overhead mains shower, wall mounted wash hand basin and low-level WC. Chrome accessories. Shaving point. Ceramic tiling to the walls. 3 recessed spotlights and coving to the ceiling. Single radiator. Carpet to the floor.

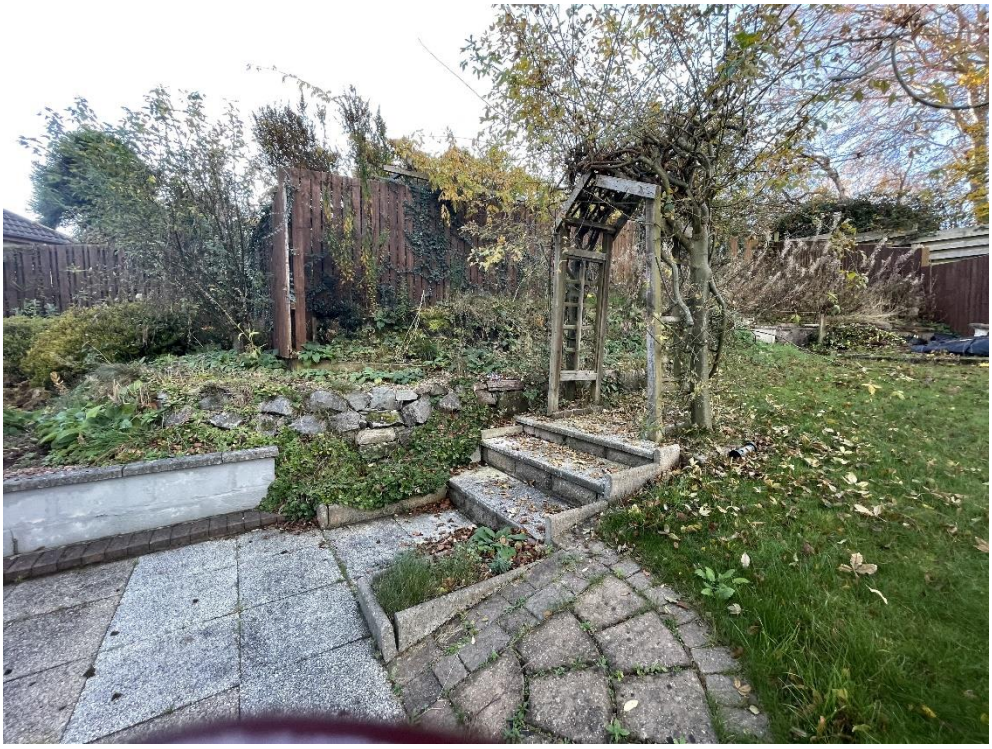
Driveway and Garage

A tarmac driveway provides convenient off-street parking for two vehicles and leads to a double garage, located on the lower ground level and benefiting from two up-and-over doors to the front. A separate workshop to the rear of the garage offers additional space for storage, hobbies or DIY projects.

Garden

The property enjoys private garden grounds extending to the front, side and rear, thoughtfully arranged over various levels with a combination of lawned areas, established planting and paved terraces. Mature trees and shrubs provide an attractive backdrop, while a paved patio offers a lovely setting for outdoor dining, entertaining or simply relaxing during the warmer months. The gardens are complemented by a mixture of stone walling and timber fencing, adding character and definition to the outdoor spaces





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