



## **16 Thornhill Place Forres, IV36 1LR**



We are delighted to offer this modernised and immaculate Semi-Detached 3 Bedroom Family Home located within a quiet residential area of Forres. The property is located within walking distance of Forres High Street, Primary & Secondary Schools, Local Parks and Leisure Facilities.

Accommodation comprises; Entrance Hallway, Family Bathroom, Kitchen Diner, Master Bedroom and Two Further Bedrooms. Further Benefits include Gas Central Heating, Double Glazing, Garage, Front & Enclosed Rear Garden.

An internal viewing is strongly recommended to appreciate the accommodation on offer.

EPC Rating 'C'

### **OFFERS OVER £180,000**

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

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**Entrance Hallway - 10'11" (3.32m) x 6'6" (1.97m) max measurement**

Entrance to the property is via a composite door with obscure glazed panel inserts which leads into the Hallway. The Hallway has a laminate wood flooring, double radiator, single power point, 3 Bulb light fitting to the ceiling and a smoke alarm. A staircase with obscure glazed windows which overlook the side aspect leads to the 1<sup>st</sup> floor accommodation and has a built-in under stair cupboard which houses the fuse box and glow worm boiler. Doors lead to the Bathroom and to the Lounge.



**Bathroom - 6'11" (2.1m) x 6'4" (1.92m)**

Modern three-piece suite comprising; bath with chrome mixer tap and mains overhead rain shower head and glass shower screen finished with a brick effect ceramic tiles to the walls and bath surround, low level W.C, wall mounted wash hand basin with chrome mixer taps and part tiled splash back to the wall. Ceramic tiling to the floor with under floor heating. Chrome heated towel rail. Wall mounted medicine cabinet. Recess spotlights to the ceiling. Extractor fan. Obscure uPVC double glazed window to the side aspect.

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**Lounge - 11'4" (3.45m) x 15'11" (4.85m) max measurement**

A well-presented and spacious Lounge with a 5 bulb ceiling light fitting to the ceiling. Laminate to the floor. Various power points and TV point, upstanding radiator, Large uPVC double glazed picture window with venetian blinds, curtain pole and hanging curtains which overlooks the front aspect. Focal point of the room is a recessed wood fire burner with recessed alcoves either side of the chimney breast with fitted shelving. Wall mounted thermostat control. A sliding door leads to the Kitchen/Diner.



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**Kitchen Diner - 18'3" (5.56m) x 11'9" (3.57m) narrows to 9'6" (2.89m) at kitchen**

A superb and modern open plan Kitchen/Diner with a range of wall mounted cupboards with under unit lighting and base units with a Quartz work top and matching upstand. Integrated appliances include a single oven, 4 ring gas hob with tiled splash back to the walls and stainless steel/glass chimney style overhead extractor fan. Integrated dishwasher, space for a washing machine & Belfast sink, chrome mixer tap and drainer. Space available for a fridge/freezer. Recessed spotlights to the ceiling, two further pendant lights above the work top area. Various power points. Laminate wood flooring. Upright radiator. Two uPVC double glazed windows with roman blinds overlook the rear garden. A door with obscure glass leads out to the side aspect. Sliding doors to the Lounge. Large space for a dining table and chairs.



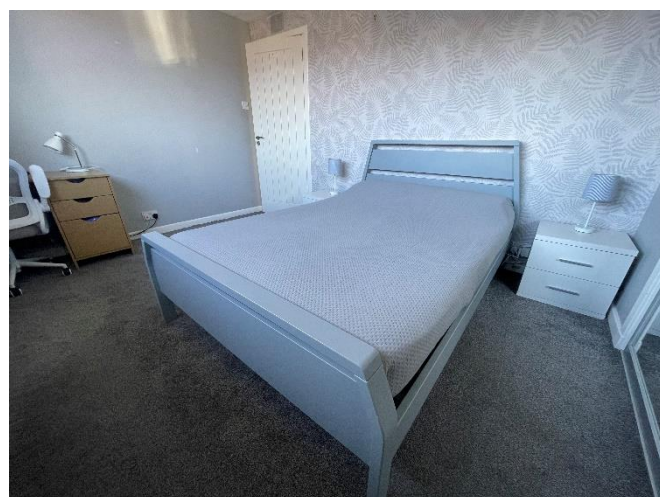


### **Staircase & Landing –**

Carpeted staircase with a wooden white painted balustrade and spindles which leads to the 1<sup>st</sup> floor landing. The landing has a pendant light fitting, loft access via a ramsay ladder and a smoke alarm. A uPVC double glazed window overlooks the side aspect. Carpet to the floor, single power point and doors lead to the 3 Bedrooms.

### **Master Bedroom - 12'5" (3.78m) x 9'7" (2.91m)**

Double Bedroom with a pendant light fitting. Large single radiator. Various power points and TV point. Carpet to the floor. Large double wardrobe offers part shelf and hanging storage and is fronted by mirror sliding doors. uPVC double glazed window overlooks the front aspect.



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### **Bedroom 2 - 12'7" (3.83m) x 7'11" (2.4m) plus door access**

Double Bedroom with a pendant light fitting, single radiator. Various power points. Carpet to the floor. Built-in small double wardrobe fronted by mirror sliding doors offering part shelf and hanging storage. uPVC double glazed window with curtain pole and hanging curtains overlooks the rear aspect.



### **Bedroom 3 - 9'1" (2.76m) x 9'0" (2.74m)**

Single Bedroom with a 3-halogen spotlight strip lighting to the ceiling. Single radiator. Carpet to the floor. Various power points. Recessed alcove which could be utilised as a wardrobe. uPVC double glazed window with brushed curtain pole and hanging curtains overlooks the rear aspect.



### **Front & Rear Gardens**

The front of the property is enclosed with a part low level fence boundary. Area to artificial grass with a decorative stone chip border. Pathway leads to the front door where an outside light is located. Further pathway leads to a secure high-level gate at the side and to the rear garden. The Rear Garden is enclosed by a high fence boundary, easily maintained and commences with a paved patio for external dining. Further areas to artificial lawn and a raised bed laid to stone chips. The soffits have recessed spotlights. Outside power point and tap.

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**Garage**

Garage with up and over door to the front. Concrete floor and breeze block walls.



**Note 1**

All floor coverings, light fittings & integrated appliances 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

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