



44 Birkenhillock, Forres, IV36 1FH



We are delighted to offer this 2 Bedroom Semi-Detached House located in a popular residential area and within walking distance of the Town Centre and train station. The Town has a number of Local and National Retail Shops, Supermarkets, Post Office, Leisure Facilities and Award Winning Parks.

The property comprises; Entrance Hallway, Lounge, Kitchen, Conservatory, 2 Bedrooms and a Bathroom. Further benefits include Gas Central Heating, Double Glazing, Driveway, Front & Rear Enclosed Garden.

An Internal Viewing Is Strongly Recommended.

EPC Rating Band "D"

OFFERS OVER £150,000

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

L-shaped Entrance Hallway –6'5" (1.94m) x 3'1" (0.93m) extends to 7'11" (2.4m) x2'11" (0.87m)

Entrance to the property through a secure uPVC door with an ornate glass panel insert leads into the hallway. Pendant light fitting, double radiator, single power point, BT point and carpet to the floor. Doors lead to the conservatory, the kitchen and the lounge. A staircase leads to the first-floor accommodation.



Lounge – 13'3" (4.03m) x 12'6" (3.81m)

The lounge has a 3 bulb pendant light fitting operated on a dimmer switch, carpet to the floor, double radiator, TV and various double and single power sockets. A built-in cupboard under the stairs which provides storage and access to the fuse box with a wall mounted shelf and coat hooks. Large uPVC double glazed window to the front aspect with vertical blinds, chrome curtain pole and hanging curtains. Smoke alarm.



Kitchen – 6'10" (2.07m) x7'11" (2.4m)

Modern kitchen providing a range of wall mounted cupboards, base units with a roll-top work surface and ceramic tiled splashed back to the wall. Electric oven and hob, under-counter washing machine, stainless steel sink with chrome mixer tap and drainer and fridge/freezer. Various power sockets, four-bulb ceiling light fitting, vinyl to the floor, heat detector and thermostat control for the central heating. uPVC window overlooks the rear aspect.



Conservatory – 9'4" (2.84m) x 8'2" (2.49m)

The conservatory has a polycarbonate roof with a pendant light fitting, double glazed windows and door that leads out to the rear garden. It's double doors. There's a double radiator, various double power sockets, carpet to the floor.



Staircase & Landing

A carpeted staircase with a wooden balustrade leads to the landing, the landing has a pendant light fitting, smoke alarm and loft access, single power point and carpet to the floor, doors to two bedrooms and bathroom.

Bedroom 1 – 8'10" (2.69m) x 9'10" (2.99m)

Bedroom one has a pendant light fitting, carbon monoxide alarm, double radiator, two double power points, carpet to the floor, built-in wardrobe fronted by mirror sliding doors that provides part, shelf and hanging storage. This cupboard also houses the Worcester boiler. There's a uPVC double glazed window with vertical blinds, chrome curtain pole and hanging curtains to the rear aspect. TV point, various double power sockets.



Bedroom 2 – 11'7" (3.52m) x 6'3" (1.89m)

The second bedroom has a pendant light fitting. 2 double power points, double radiator, carpet to the floor, UPVC window, vertical blinds and hang-in curtains to the front aspect.



Bathroom – 5'6" (1.67m) x 6'6" (1.97m)

Fitted suite comprising; a low-level WC, pedestal wash hand basin with chrome mixer tap and tiled splashback, wall mounted mirror and shaver point. Wall mounted vanity unit. Bath with chrome taps and an electric Mira Sport shower with tiled walls and shower curtain. Double radiator, vinyl to the floor, light fitting and wood linings to the ceiling. Obscure uPVC window with roller blind to the front aspect.



Front & Rear Garden

The front garden is mainly laid to lawn and retained within a fenced boundary. There's a paved driveway providing off-road car parking and provides access to the side of the property. Outside the main entrance is an external porch with light, there's a timber secure gate and fence that provides access to the rear garden. The rear garden is mainly laid to lawn with wrap around patio surrounding the conservatory. A timber shed to one corner for storage, washing line and outside tap.



Note 1 –

All floor coverings, light fittings, blinds, curtains and white goods are included.

Council Tax Band "B"

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.