



42 Ferryhill, Forres, IV36 2GY



We are delighted to present this well-presented and generously proportioned two-bedroom first-floor apartment, situated within the popular Ferryhill development and enjoying elevated views towards Mannachie Parkland and the distinctive church steeples beyond.

The accommodation comprises an entrance hallway, spacious lounge, modern dining kitchen, two double bedrooms, and a contemporary shower room. Further benefits include uPVC double glazing, electric heating, private off-road parking, and a private front garden.

This attractive apartment would make an ideal first-time purchase, buy-to-let investment, or home for those looking to downsize. Early internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

An internal viewing is recommended.

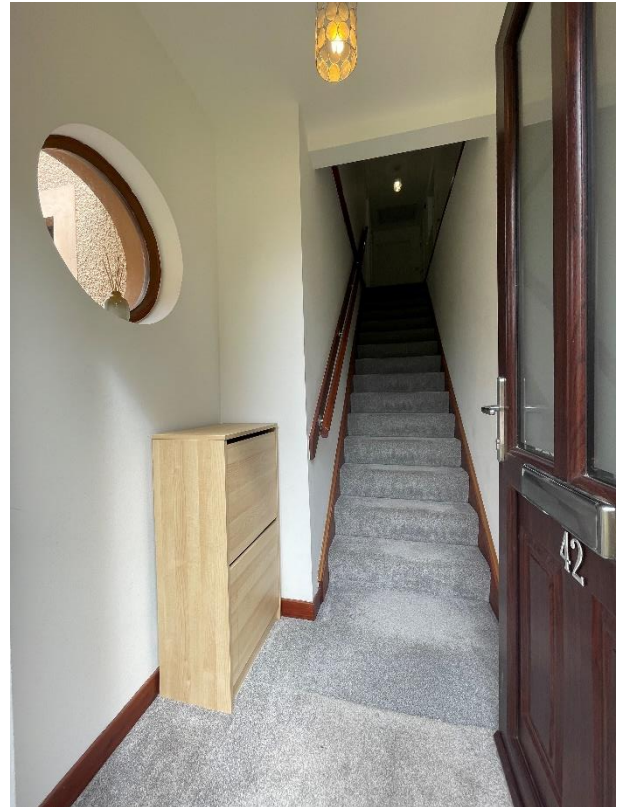
EPC Rating Band "D"

OFFERS OVER £125,000

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

Entrance Hallway – 4'3" (1.28m) x 3'10" (1.16m)

Accessed via a secure uPVC entrance door with two glazed inserts, the welcoming entrance hallway features a pendant light fitting, carpeted flooring, and a distinctive circular window overlooking the side aspect. A staircase leads to the first-floor accommodation.



Staircase & Landing - 3'6" (1.06m) x 9'8" (2.94m)

A carpeted staircase with a wooden handrail leads to the first-floor landing. The landing benefits from a pendant light fitting, smoke alarm, loft access, wall-mounted bell chime, and a Dimplex electric radiator. Carpeted throughout, it provides access to both bedrooms, the lounge, and the shower room. A useful built-in storage cupboard houses the hot water tank, fuse box, and consumer unit.

Lounge – 16'11" (5.16m) x 12'7" (3.83m)

A generously sized and bright lounge with a large uPVC window overlooking the front aspect. The room features fitted carpet, a three-bulb ceiling light fitting, Rointe electric radiator, TV and BT points, multiple power sockets, and a smoke alarm. A glazed internal door leads through to the dining kitchen.





Dining Kitchen – 9'8" (2.94m) x 9'1" (2.76m)

A stylish, modern fitted kitchen featuring a range of high-gloss wall and base units with coordinating worktops and matching upstands, complemented by ceramic tiled splashbacks. Integrated appliances include an electric oven, four-ring ceramic hob with stainless steel extractor hood and glass canopy, fridge/freezer, and dishwasher. There is also space for a washing machine (included). A stainless steel one-and-a-half bowl sink with chrome mixer tap and drainer sits beneath a uPVC window overlooking the rear aspect. Further features include a Dimplex electric radiator, four-bulb ceiling light fitting, heat detector, extractor fan, tile-effect vinyl flooring, and space for a dining table and chairs.





Bedroom 1- 14'8" (4.47m) x 10'4" (3.15m)

A spacious principal double bedroom featuring a three-bulb ceiling light fitting, fitted carpet, Dimplex electric radiator, and multiple power points. A large uPVC window to the front aspect provides plenty of natural light. The room also benefits from a built-in double wardrobe with partially mirrored sliding doors, offering both hanging space and shelving.



Bedroom 2- 9'9" (2.96m) x 10'4" (3.15m)

A well-proportioned double bedroom with a pendant light fitting, fitted carpet, Dimplex electric radiator, and multiple power points. A built-in double wardrobe with partially mirrored sliding doors provides excellent storage with hanging rails and shelving. A uPVC window overlooks the rear aspect.



Shower room – 6'9" (2.04m) x 5'7" (1.7m) plus the shelved area

The contemporary shower room is fitted with a white suite comprising a low-level WC, pedestal wash hand basin with chrome mixer tap, and a shower enclosure with mosaic tiled splashback and a Miya Sport electric shower. Additional features include full-height wall tiling, tiled flooring, a chrome heated towel rail, Dimplex electric radiator, extractor fan, shaver point, three-bulb ceiling light fitting, and an obscure glazed uPVC window to the rear. A useful, shelved storage area provides additional practicality.



Garden

The apartment further benefits from a front garden, which is predominantly laid to lawn with a paved stepping stone pathway leading to a charming seating area finished with decorative stone chippings. This pleasant outdoor space provides an ideal spot for relaxing and enjoying the surroundings. The rear enjoys the elevated views.



Parking

To the front of the property is a private off-road parking area laid with stone chippings, providing convenient parking for residents.

Note 1 – All floor coverings, light fittings, curtain poles and the washing machine are included in the sale.

Note 2 - Curtains are not included.

Council Tax Band Currently “C”

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.