



## 91a HIGH STREET, FORRES, MORAY IV36 1AA



We are delighted to offer this beautifully presented 3 Bedroom 1<sup>st</sup> Floor Apartment with Traditional High Ceilings and Deep Skirting finishing's located centrally within Forres High Street.

Accommodation comprises; Private Entrance Vestibule, Breakfasting Kitchen, Lounge, Shower Room, Utility Room, 3 Bedrooms and a Family Bathroom. The property further benefits from uPVC Double Glazing and Gas Central Heating.

The property is located on Forres High Street with a good variety of local and National Shops. A bus stop located just a short stroll away provides further transport to Inverness, Elgin and Findhorn.

Viewing is Strongly Recommended

EPC Rating

# OVER £165,000

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

**Entrance Porch - 4'11" (1.48m) x 3'9" (1.13m)**

External concrete steps lead to the 1<sup>st</sup> floor Porch which provides access.

The porch has a wood door with 9 obscure glazed inserts. Tiled flooring, Obscure Perspex windows and ceiling. Single light fitting. Secure uPVC double glazed door with obscure glass panel insert leads to the Kitchen.

**Kitchen – 14'6" (4.42m) x 13'2" (4.01m)**

Fabulous, modernised Breakfasting Kitchen with a full range of base units and wall mounted cupboards. Integrated appliances include a 4 ring induction hob, extractor, oven and microwave. Feature, island with breakfast bar offering informal dining space. Space available for a dishwasher and fridge freezer. Composite sink, drainer and mixer tap. Laminate to the floor. Two single light fittings to the ceiling, smoke alarm and original cornicing. Window to the side aspect with roller blind. Wall mounted gas fired Worcester boiler. Double radiator and various power points. Wooden door with obscure glass leads out to the rear terrace, with hanging curtain. Door to the Hallway.







**Hallway – 17'3" (5.26m) x 5'10" (1.77m) max measurement**

Spacious hallway with a pendant light fitting, carpet to the floor, double radiator, double power point and BT point. Wall mounted control for Hive system. Smoke alarm, coved ceiling, wall mounted cupboard housing the fuse box, uPVC double glazed window with a roller blind, curtain pole, hanging curtains. overlooks the side aspect. Staircase to the 2<sup>nd</sup> floor with a built under storage cupboard. Further doors lead to the Utility Room/Shower Room and the lounge.

**Utility Room - 2'5" x 4'0"**

Useful Utility Room with space available for a washing machine and tumble drier. Tile effect vinyl to the floor. Light fitting to the ceiling. Various power points. Wall mounted coat hooks. Door leading to the Shower Room.

**Shower Room - 6'2" x 5'2"**

Shower room with a large shower enclosure with overhead mains shower and rain shower attachment. Vanity unit with wash hand basin. Low level W.C. Wall mounted mirror. Two recessed spotlights and xpleair to the ceiling. Heated towel rail. Wall mounted vanity unit providing storage space.



**Lounge – 16'11" (5.16m) x 14'7" (4.44m)**

Lovely bright and well-presented Lounge with two large uPVC double glazed windows with curtain pole and hanging curtains which overlook the front aspect. Focal point of the room is an open fire with a painted wood surround and marble insert and hearth. Recessed alcove with part shelf and cupboard storage. Single pendant light fitting operated on a dimmer switch and ornate coving the ceiling. Double radiator, TV, BT points and various power points. Carpet to the floor. Two built-in cupboards either side a recessed alcove. One provides shallow storage the other a deep cupboard with a pendant light fitting and carpet to the floor.



### **Staircase & Landing 17'2" (5.23m) x 4'5" (1.33m)**

Carpeted staircase with a wooden painted balustrade and spindles leads to the 2<sup>nd</sup> floor. The half landing turn there is a pendant light fitting and smoke alarm. The landing has a velux window which overlooks the side aspect. Three recessed spotlights to the ceiling. Double power point. Carpet to the floor. Doors to 3 bedrooms and Bathroom.

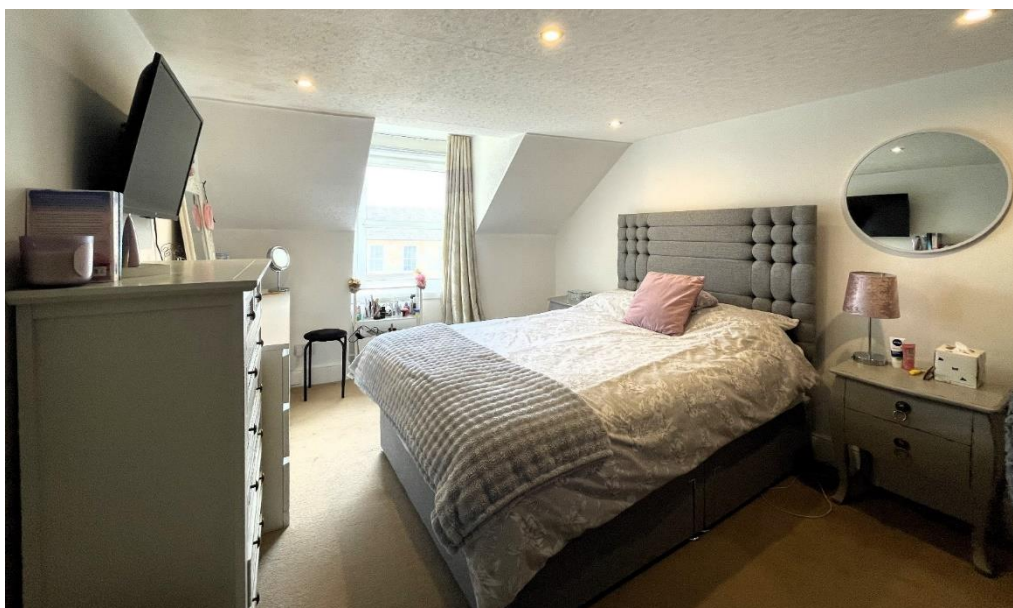
### **Bedroom 1- 13'2" (4.01m) x 12'11" (3.94m) plus wardrobe space**

Large double bedroom with 6 recess halogen spotlights to the ceiling. Carpet to the floor. Double radiator, tv, various double power points. Built-in wardrobe fronted by mirror sliding doors provides part shelf and hanging storage. Further cupboard storage. Window to the side aspect with obscure glass, roller blind, curtain pole and hanging curtains.



### **Bedroom 2- 9'8" (2.94m) x 14'6" (4.42m) plus door access**

Double bedroom with 5 recess halogen spotlights to the ceiling. Carpet to the floor. Single radiator and various power points. uPVC double glazed window with curtain pole and hanging curtains overlooks the front aspect.



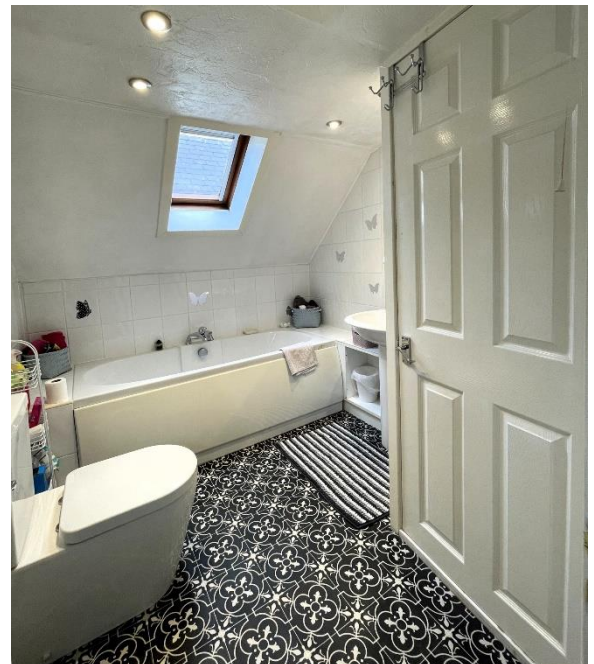
### **Bedroom 3- 9'3" (2.81m) x 15'8" (4.77m) plus door access**

Ceiling light fitting. Single radiator. Carpet to the floor. Fitted wardrobe uPVC double glazed window with fitted blinds and curtain pole overlooks the front aspect. Two single and a double power point. Built-in wardrobe and cupboards.



### **Bathroom – 8'4" (2.54m) x 7'1" (2.15m)**

Fitted bathroom with a low level W.C, Bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap and overhead wall mounted mirror. Partial tiling to the walls throughout. Open styled cupboard storage. Velux window overlooks the side aspect. Loft access. 4 recess halogen spotlights. Single radiator. effect flooring. Built-in cupboard provides part shelved storage.



### **Covered Roof Terraced – 18'7" (5.66m) x 16'0" (4.88m) approx**

The roof terrace is accessed from the kitchen.

Council Tax Band Currently C

Note 1 – All floor coverings, light fittings and integrated appliances are included in the sale.

**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.**