



8 Malcolmson Road, Forres, IV36 2PR



We are delighted to offer this “Dallachy styled” 3 Bedroom Semi-Detached House which is presented in immaculate condition throughout. The property is located within the New Springfield Development to the South of Forres.

The Historical Town of Forres has a variety of Retail Shops, Leisure facilities, Restaurants, Schools, Parks and a Golf Course. A local Supermarket, coffee shop and dentist are within a few minutes’ walk.

Accommodation comprises; Entrance Hallway, Lounge Open Plan to the Kitchen/Diner, Shower Room, 3 Bedrooms and a Bathroom. Further benefits include Double Glazing, Gas Central Heating, Loc Block Driveway, Front & Rear Enclosed Gardens.

An internal viewing is strongly recommended.

EPC Rating Band “C”

OFFERS OVER £225,000

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

Entrance Hallway – 15'1" (4.59m) x 7'0" (2.13m) max measurement

Entrance to the property is via a secure door with security spy hole and an obscure glazed panel insert. The hallway has 2 pendant light fittings, smoke alarm, thermostat control panel, single radiator and a double power point. Wood effect flooring. Wall mounted coat hooks. A staircase leads to the 1st floor accommodation with an under-stair storage cupboard providing access to the consumer units. Further doors lead to the Kitchen, Lounge and shower room.



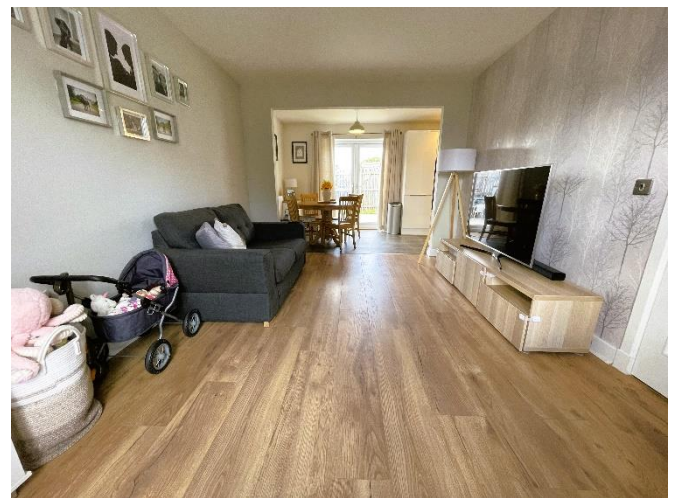
Shower Room – 6'5" (1.94m) x 5'9" (1.75m)

Low level W.C, wall mounted wash hand basin with a chrome mixer tap and wall mounted mirror. Corner shower cubicle with shower tray, mains operated shower, full height tiled walls and retractable glass screen doors. Chrome heated towel rail, mid height tiling to the walls throughout and wood effect vinyl flooring. 4 recess spotlights and an extractor fan to the ceiling.



Lounge – 14'5" (4.39m) x 10'4" (3.15m)

Good size family lounge with a ceiling light fitting, smoke alarm, small double radiator, TV, BT and various power points. uPVC double glazed window with curtain pole and hanging curtains overlooks the front aspect. Wood effect laminate flooring throughout. Open plan to the dining kitchen.



Kitchen/Diner – 20'9" (6.32m) x 7'7" (2.3m)

Superb modern fitted kitchen with a range of wall mounted cupboards and base units in a white gloss finish with a roll top worksurface and ceramic tiled splash back to the walls. Integrated appliances include an eye level single oven, microwave, fridge and freezer, washer dryer, dishwasher, 4 ring gas hob with overhead stainless steel chimney style extractor fan. Stainless steel 1 ½ sink with chrome mixer tap and drainer. Cupboard conceals the boiler. Various power points, single radiator, recessed spotlights to the ceiling, heat detector, extractor fan and carbon monoxide alarm. uPVC double glazed window with roller blind overlooks the rear aspect. Multi glass panel door to the hallway.

Open plan to the dining area with a further pendant light fitting, single radiator, 2 double power points, double glazed patio door with chrome curtain pole and hanging curtains leads out to the rear garden. Ample space for a dining table and chairs. Open plan to the lounge.

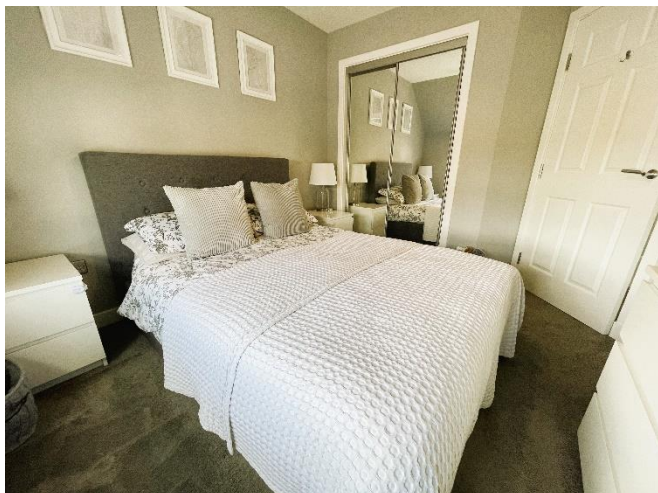


Staircase & Landing - 13'11" (4.23m) x 3'5" (1.03m)

A carpeted staircase with white balustrade and spindles leads to the 1st floor accommodation. There is a uPVC double glazed window with roller blinds on the half landing which overlooks the front aspect. The landing has a pendant light fitting, smoke alarm and loft access. Double power points, single radiator and carpet to the floor. Built-in storage cupboard with partial shelving. Doors lead to the bedrooms and bathroom.

Bedroom 1 – 9'10" (2.99m) x 10'2" (3.1m)

Double bedroom with a pendant light fitting, single radiator, TV and various power points including usb sockets, carbon dioxide monitor, carpet to the floor. Built-in double wardrobe fronted by mirror sliding doors offers part shelf and hanging storage. Double glazed windows with a roller blind that overlooks the rear aspect.



Bedroom 2 – 9'6" (2.89m) x 10'10" (3.3m)

Double bedroom with a pendant light fitting, single radiator, TV point and various power points, carpet to the floor. Built-in wardrobe fronted by mirror sliding doors offers part shelf and hanging storage. Double glazed windows with a roller blind that overlooks the front aspect.



Bedroom 3 – 9'6" (2.89m) x 7'2" (2.18m)

Single bedroom with a pendant light fitting, single radiator, TV and various power points. Carpet to the floor. Built-in single cupboard offers part shelf and hanging storage. Double glazed windows with a roller blind, chrome curtain pole and hanging curtains that overlooks the rear aspect.



Bathroom – 6'2" (1.87m) x 6'7" (1.99m) plus door access

Modern fitted bathroom comprising; Dark wood vanity unit with a low-level W.C with concealed cistern and wash hand basin with chrome mixer tap finished with a ceramic tiled splash back to the wall. Large wall mounted mirror and shaver point. Bath with chrome mixer tap and mains operated overhead shower with glass shower screen door. Full height tiling to the shower walls. Mid height tiling to the remainder walls and vinyl to the floor. Chrome heated towel rail, 3 recess halogen spotlights to the ceiling, extractor fan and velux window which overlooks the front aspect.



Front & Rear Gardens

The front of the property is open plan with a small perimeter fence between the connecting neighbour. Mainly laid to lawn with a decorative stone chip edging and a paved pathway leading to the front door which has an external overhead porch. And also, to the side gate. The rear garden is fully enclosed by a 6-foot fence boundary and is mainly laid to a paved patio with an area to lawn and wood chips. Rotary dryer, outside tap and access to the Air source heat pump.



Driveway

Loc block driveway offering off road car parking for 2 vehicles die by side.

Note 1 – All floor coverings, blinds, (curtain poles & Curtains not included) and integrated appliances are included in the sale.

Council Tax Band “D”

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.
