



9 Mosset Grove, Forres, IV36 1GQ



We are delighted to offer this superb 2 Bedroom Ground Floor Apartment which is presented in immaculate condition throughout. The property is located in a quiet residential area and was built approx. 2002 by "Tullochs of Cummingston"

Forres is a thriving Town with Shops, Supermarkets, Restaurants, Golf Course, Leisure Facilities and Beautiful Parks all within easy walking distance.

The property is finished to a high standard and comprises; Shared Entrance leading to a secure door to the property. Hallway, Dining Kitchen, Lounge, 2 Double Bedrooms and a Shower room. Further benefits include Gas Central Heating and uPVC Double Glazing, Drying Green, Off road car parking & Garage.

An Internal Viewing is Highly Recommended.

EPC Rating 'C'

OFFERS OVER £190,000

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

Shared Entrance

Modern newly fitted entrance door with uPVC double glazed windows either side for access. Shared entrance hallway with fitted carpet and sensor lights provides access to the 3 self-contained apartments. A further secure door provides access to the rear of the building where the drying green, parking and garage is located.



Private Entrance Hallway – 17'0" (5.18m) x 3'2" (0.96m)

Entrance to the property through a secure door with security spy hole which leads into the hallway. 4 halogen bulb strip light fitting to the ceiling, smoke alarm, coving and carpet to the floor. Single radiator, double power point, BT point and the intercom telephone system to the front door. Doors to the two bedrooms, Shower room and to the lounge. There's a built-in storage cupboard which provides access to the fuse box and provides part shelf and hanging storage.

Lounge – 14'2" (4.32m) extends to 15'7" (4.74m) x 15'11" (4.85m)

Lovely front facing lounge with a uPVC double-glazed bay window with fitted blinds, hanging curtains, and matching pelmet. Further side window with the matching curtains and blinds. Carpet to the floor, five bulb ceiling light fitting, coving to the ceiling, smoke alarm, double radiator, TV, BT and various power points. Dining space available for a table and chairs. Multi-panel glass doors lead to the kitchen and hallway.



Kitchen/Diner – 12'8" (3.86m) x 9'8" (2.94m)

Modern fitted kitchen providing a range of wall mounted cabinets with under unit lighting. Base units with a roll top work surface and ceramic tiles splashed back to the wall. There's a stainless steel four ring gas hob with a built-in overhead extractor. Double electric eye level oven and a composite sink with a chrome mixer tap. There's a flyover with recessed halogen spotlights where the window is positioned, and this also has a roller blind. Tile effect vinyl to the floor, double radiator, TV point, various double power sockets, space for fridge freezer, and under counter space for washing machine. Strip light fitting, heat detector, further uPVC double glazed window with vertical blinds at the dining area. Space available for a table and chairs.



Bedroom 1 – 13'3" (4.03m) x 9'9" (2.96m)

Large double bedroom with a pending light fitting. single radiator. TV and various double power sockets, built-in double wardrobe fronted with mirror sliding doors provides part shelf and hanging storage. uPVC double-glazed window with vertical blinds and hanging curtains to the front aspect.



Bedroom 2 – 9'8" (2.94m) X 11'3" (3.42m)

The 2nd double bedroom has a pendant light fitting, single radiator, carpet to the floor, wall-mounted TV with TV point, various double power sockets, and a double built-in wardrobe which provides parts, shelf, and hanging storage. uPVC double glazed window with vertical blinds and hanging curtains that overlooks the rear aspect.



Shower room – 9'7" (2.91m) x 2'11" (0.87m) extends to 6'9" (2.04m)

Modern shower room with a low-level WC, a vanity wash hand basin with a chrome mixer tap, tiled splash back, wall mounted cupboard storage with mirror and integrated light and some shelving. There is a Heated towel rail, a walk-in shower enclosure, large shower enclosure with a mains operated shower and further rain shower head attachment, wet wall finish to the walls, glass shower screen and shower tray. Wood effect vinyl to the floor. Mid-height tiling around the sanitary ware. Built-in cupboard fronted by wooden louvre doors provides part shelving and is commonly used as an airing cupboard. Access to the glowworm boiler. Obscured uPVC window with roller blind overlooks the rear aspect. 3 bulb ceiling light fitting and an extractor fan.



Garage & Parking – 8'11" (2.72m) x 18'4" (5.59m)

The garage has an up and over door to the front with a concrete painted floor, breeze block walls, rafters with storage and wall mounted hooks and shelving.

Parking spaces to the side of the garages for residents use.



Garden, Drying Green & Refuse Area

The grounds of Mosset grove are well kept and maintained within a factor service.

Beautifully lawned and planted sections around the building areas which include a drying green with communal washing lines for use. Designated bin store areas for refuse collection and visitor parking. Communal Outside tap.



Council Tax Band "C"

Note 1 –

All floor coverings, light fittings, blinds and curtains, integrated appliances are included in the sale.

Note 2 – Factoring charges are with James Gibb and are approximately £340.67 per quarter.

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.