



## **23 Bynack Place, Forres, IV36 3WY**



We are delighted to present this beautifully presented 2 Bedroom End Terraced House located in a cul-de-sac within the Thornhill Development in Forres. Ideally positioned within walking distance of all the local amenities including High Street Retail Shops, Post Office, Supermarkets, Leisure Facilities, Primary and Secondary Schools.

The property has been tastefully modernised throughout providing simple but elegant home living. Accommodation comprises entrance hallway, cloakroom, kitchen, lounge, 2 double bedrooms and a bathroom. Further benefits include front & rear gardens with home office/Gym. uPVC double glazing, solar panels and gas central heating.

An internal viewing is strongly recommended.

EPC Rating Band "B"

### **OFFERS OVER £135,000**

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

**Entrance Hallway – 26'6" (8.07m) x 3'0" (0.91m) extends under stair to 5'11" (1.8m)**

Entrance to the property is through a secure composite door with obscure glass panels and security spy hole and chain leading into the entrance hallway. Two pendant light fittings, double radiator and smoke alarm to the ceiling. Doors leading to the lounge and the kitchen. Built-in cupboard which houses the Valiant boiler, has carpet to the floor and provides access to the fuse box and solar PV fuses on the roof. Wall-mounted coat hooks. Staircase leads to the first-floor accommodation with open plan understair storage plus further built-in understair cupboard. Wood plank effect flooring throughout. Further door to the cloakroom and then we have an open rear porch with a further pendant light fitting composite door with obscure glass that leads to the rear garden.



**Cloakroom – 5'10" (1.77m) x 2'8" (0.80m)**

Cloakroom has a low-level WC wall mounted wash hand basin with chrome mixer tap. We have full height tiling around the walls, tiled flooring. obscure UPVC double glazed window to the rear aspect, chrome accessories.



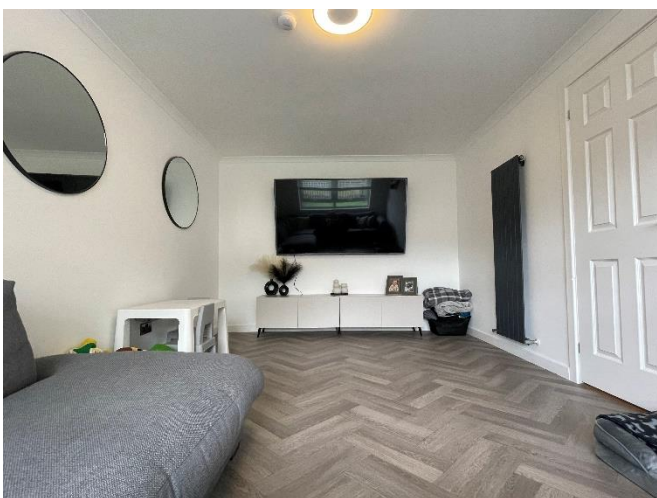
**Kitchen – 10'6" (3.2m) x 8'10" (2.69m)**

Modern fitted kitchen with a range of gloss white wall-mounted cabinets and base units with roll-top work surface and ceramic tiles splash back to the wall. Integrated undercounter double oven, a ceramic hob with overhead extractor hood, dishwasher and fridge freezer, freestanding fridge freezer and undercounter space for a washing machine. Composite sink with a quooker hot water tap. Ceiling light fitting, heat detector, uPVC double glazed window to the rear aspect with roller blind, wood effect flooring, various double power sockets and upright radiator.



**Lounge – 10'5" (3.17m) x 16'2" (4.93m)**

Good sized lounge which has a ceiling light fitting, smoke alarm, coving to the ceiling, modern upright radiator, uPVC double glazed window with venetian blinds to the front aspect, TV and various power points. Laminate wood flooring.



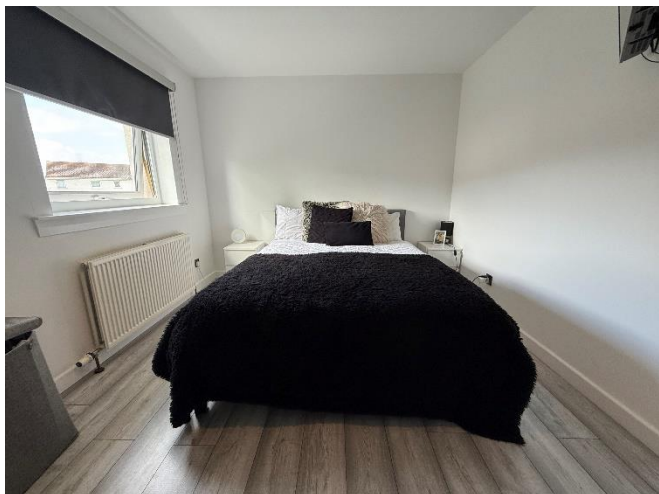
## Staircase & Landing

Carpeted staircase leads to the first-floor accommodation with white painted balustrades. The landing has a pendant light fitting, smoke alarm, loft access via Ramsey ladder. Carpet flooring on the landing and single power point. Doors to two bedrooms and a bathroom.



## Bedroom 1 – 14'10" (4.52m) x 9'7" (2.91m)

Double bedroom with a pendant light fitting, double radiator, various power points, laminate wood flooring, built-in large double wardrobe, which is fronted by opaque mirror sliding doors, provides part shelved, drawer and hanging storage. Further cupboard, which is shelved, commonly utilised as an airing cupboard.



## Bedroom 2 – 15'6" (4.72m) narrows to 13'7" (4.13m) x 10'7" (3.22m)

Large double bedroom with a pendant light fitting, double radiator, TV and various power points, laminate wood to the floor. uPVC double glazed window with roller blind to the rear aspect.



### **Bathroom – 5'6" (1.67m) x 7'8" (2.33m)**

The modern fitted bathroom has a low-level WC with concealed cistern, vanity wash hand basin with chrome mixer tap, bath with chrome taps and mains operated shower with ceramic tiling to the walls and glass shower screen to the bath. There's tiling to the floor, obscure uPVC double glazed window to the rear aspect, recessed halogen spotlights and extractor light to the ceiling. Heated towel rail, chrome accessories.



### **Front & Rear Garden**

The front of the property is enclosed within a fence boundary and secure gate leading out onto the common pathway. We have an area to stone chip path that leads to the front door. There's an area to artificial lawn with a decorative stone chip border around the fence line, a patio area and washing line.

The back garden has an area to lock block patio and a stone chip area which provides an external seating area. There's the original stone shed which provides further storage. Fence boundaries with secure gate leading onto the side. This gives access to the car parking arrangement. Outside tap, power socket and security light.

Large home office/gym which can be utilised for a number of professional services. It has uPVC patio doors on the front and an obscure uPVC door to the side. The space itself is fully lined, insulated with power and separate fuse box. Recessed spotlights to the ceiling (13' 7" x by 10' 2")





Note 1 – All floor coverings light fittings, blinds are included in the sale.

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.