



## **92 Forbeshill, Forres IV36 1JL**



We are pleased to offer this 2 Bedroom Semi-Detached House located in the popular residential area of Forbeshill in Forres

The property is located in a quiet cul-de-sac, just a short walk to a bus stop which provides a local service to the Town centre and further afield. The Town provides a range of local retail shops and leisure facilities along with Primary and Secondary Schools.

Accommodation comprises; Entrance to Open Plan Lounge/ Diner, Kitchen, Conservatory, 2 Bedrooms and a Bathroom. Further benefits include Gas Central Heating, Double Glazing, Garden, Garage and Off-Street Parking.

An internal viewing is strongly recommended.

EPC Band - C

### **OFFERS OVER £165,000**

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

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Entrance to the property is via a wooden door with half-moon obscure glass panels which lead directly to the Open Plan Hallway leading onto the Lounge/Diner.

**Hallway**

The hall has a double power point, radiator, uPVC double glazed window to the rear aspect. Staircase leads to the 1<sup>st</sup> floor accommodation. Open plan to the Lounge.

**Lounge/ Diner - 16'11" (5.16m) x 11'2" (3.4m) plus the entrance area**

Large spacious lounge with two ceiling light fittings, smoke alarm, two double radiators, various power points, BT and TV point. uPVC double glazed window with vertical blinds which overlooks the front aspect. Under-stair cupboard for storage with access to the fuse box. A multi-panel glass door leads to the kitchen.



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**Kitchen - 11'3" (3.42m) x 7'0" (2.13m)**

Modern fully fitted Kitchen with a range of wall mounted cupboards with under unit lighting and base units with a roll top work surface and complimented by ceramic tiled splash back to the walls. Integrated appliances include and under counter oven and electric hob with overhead stainless steel chimney style extractor fan, single stainless-steel sink with chrome mixer tap and drainer. Space to accommodate a fridge/freezer and washing machine. Tiled flooring, 3 halogen bulb strip light fitting, small double radiator, various power points. A wood door with obscure glass leads to the conservatory. A single glazed window overlooks the conservatory.



**Conservatory – 6'11" (2.1m) x 11'8" (3.55m)**

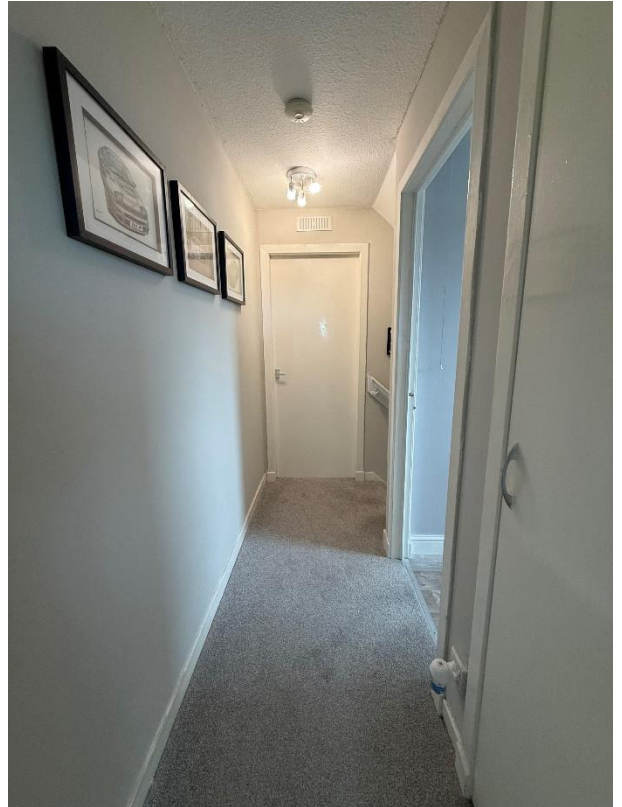
Rear facing wooden framed conservatory with polycarbonate style roof, double glazed windows with venetian blinds and French doors which lead out to the garden. Wood flooring, lights operated on a dimmer switch, double power point.



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## **Staircase & Landing**

A carpeted staircase leads to the 1<sup>st</sup> floor accommodation with a wooden bannister and handrail. The landing has a 3 halogen bulb light fitting, smoke alarm, loft access and a single power point. A built-in cupboard provides partial shelving. Doors lead to the Bedrooms and Bathroom.



## **Bedroom 1 – 12'3" (3.73m) x 9'3" (2.81m) plus door access**

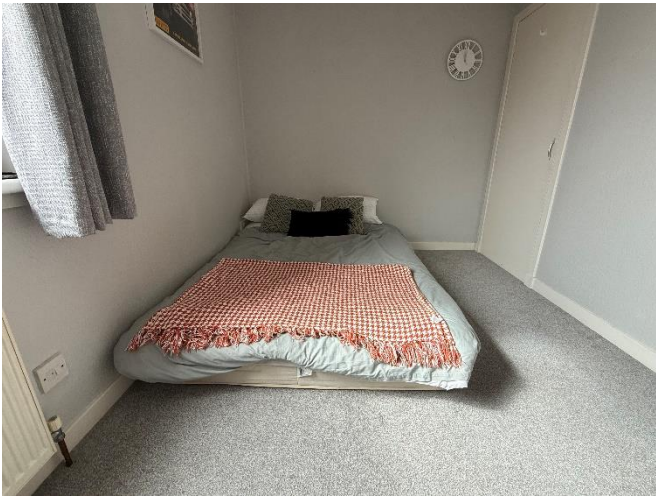
Double bedroom with a pendant light fitting, single radiator, TV, various power points, carpet to the floor and a uPVC double glazed window with curtain pole and matching tie backs which overlooks the front aspect. Two built-in double wardrobes which offer part shelf and hanging storage.



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### **Bedroom 2 – 12'2" (3.71m) x 7'9" (2.35m)**

Double bedroom with a ceiling light fitting, single radiator, various power points, carpet to the floor, uPVC double glazed window with curtain pole overlooks the rear aspect. Built-in cupboard provides part shelf and hanging storage; houses the boiler. Carbon monoxide alarm.



### **Bathroom – 5'5" (1.64m) x 8'9" (2.66m)**

Three piece suite comprising of a low-level W.C, pedestal wash hand basin with chrome taps and bath with chrome taps, overhead electric Triton shower, hanging shower curtain and finished with partially tiled walls. Obscure uPVC double glazed window overlooks the side aspect. Wall mounted medicine cabinet, shaver point, wood effect vinyl to the floor, single radiator, ceiling light fitting and wood linings to the ceiling.



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### **Driveway & Garage – 9’11” (3.02m) x 19’9” (6.01m)**

A driveway provides off road car parking for a number of vehicles and provides access to the garage. The garage has an Up and over door to the front aspect with a secure door to the side and rear window. Concrete floor, breeze block walls and corrugated roof. Two pendant light fittings, power supply and internal tap. Work bench located at the rear of the garage.

### **Garden**

The front of the property is mainly laid to lawn and partially enclosed within a small fence with established shrubs around the perimeter fence. A paved pathway leads to a secure gate providing access to the rear garden. At the side there is an area to paving, outside tap and access to the garage and conservatory.

The rear garden is enclosed within a timber fence boundary with areas to flower borders around the fence. Paved patio. Established shrubs to one corner.



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Council Tax Band – Currently C

Note 1 –

All floor coverings, light fittings, integrated appliances and blinds 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.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

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

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