



## **1 Bynack Place Forres, IV36 1GA**



We are delighted to offer this lovely 2 Bedroom Semi-Detached House with a garage which is located on the Thornhill Development in Forres. The property is well positioned for the local schools, parks, Health centre and corner shops. A local bus service operates a frequent pick up nearby and gives easy access to the Town Centre and Elgin.

Accommodation comprises; entrance vestibule, hallway, lounge, kitchen/diner, 2 double bedrooms and family bathroom. Further benefits include Ceramic electric heating, uPVC double glazing, solar panels with battery storage. Front & rear gardens, stone built-shed, Driveway & Garage with electric car charger.

An internal viewing is strongly recommended.

EPC Rating Band "D"

## **OFFERS OVER £125,000**

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

**Entrance Vestibule – 2’11” (0.87m) x 4’11” (1.48m)**

Entrance the property through a secure door leading into an entrance vestibule with a pendant light fitting. Vinyl wood effect to the floor, built-in cupboard (2’9” x 4’4”) which provides access to the fuse box and the solar PV panels for the roof. This also has carpet to the floor. A multi glass panel door leads to the hallway.



**Hallway – 21’9” (6.62m) x 5’11” (1.8m) under the stairwell**

The hallway then we have two pendant light fittings, a smoke alarm, double radiator, double power socket, open reach socket and wood effect vinyl to the floor. Doors lead to the lounge and the kitchen. There's a further door to the cupboard, which is a walk-in cupboard (6’10” x 2’9”) with tiled flooring and a UPVC double glazed window that overlooks the rear aspect.



**Lounge – 14'9" (4.49m) x 10'6" (3.2m)**

The lounge has two ceiling light fittings, a smoke alarm, we have a wall mounted electric radiator, various double power sockets, TV point, wood effect vinyl to the floor, wall mounted electric fire, UPVC double glazed windows with day and night blinds, curtain pole and hanging curtains.



**Kitchen/Diner – 10'5" (3.17m) x 10'8" (3.25m)**

Fully fitted kitchen with wall mounted cupboards, glass display cabinets, base units with a roll-top work surface and a white ceramic tile splash back to the wall. Integrated under-counter electric oven with grill and an induction hob with a built-in overhead extractor hood. Single sink with chrome mixer tap. Integrated fridge and freezer, with under counter space for a washing machine. Three bulb ceiling light fitting, heat detector, tiled flooring, electric freestanding radiator, various power points, UPVC window with day and night blind to the rear aspect, and ample space for dining table and chairs.



## Staircase & Landing

A carpeted staircase with a painted balustrade and spindles that leads to the landing.

On the landing we have a ceiling pendant light fitting, smoke alarm, loft access, carpet to the floor, single power point, and we have doors that lead to the bathroom and the two bedrooms.



## Bedroom 1 – 16'9" (5.1m) x 9'8" (2.94m)

Master bedroom is a large double bedroom with a three-bulb ceiling light fitting, laminate wood flooring, double radiator, various double power sockets with USB fitting. Built-in wardrobe with a concertina door offering part shelf and hanging storage. Further wardrobe with shelving and a large built-in double wardrobe fronted by mirror sliding doors for further storage. uPVC window with roller blind, curtain pole and hanging curtains overlooks the front aspect.



## Bedroom 2 – 10'6" (3.2m) x 13'7" (4.13m)

Second bedroom is a double bedroom with 3 bulb ceiling light fitting, carpet to the floor, single and two single power points, built-in double wardrobe fronted by wooden sliding doors, provides part shelf and hanging storage. uPVC window with curtain pole and hanging curtains overlooks the rear aspect.



### **Bathroom – 5'6" (1.67m) x 7'10" (2.38m)**

Low level WC, a pedestal wash hand basin with chrome taps, bath with chrome mixer tap, and wall mounted Triton electric shower. Full height tiling to the bathroom walls which is complimented by a ceramic tiled flooring. Chrome heated towel rail, two ceiling light fittings, shaving mirror and an obscure uPVC window that overlooks the rear aspect.



### **Garden**

The front garden is enclosed within fence boundary and has a paved pathway leading to the front door. Mainly laid to lawn for low maintenance with established shrubs around the neighbouring property. The rear garden is enclosed with side fencing and a secure wrought iron gate. There is a stone built-shed for storage.



## Driveway & Garage

There is a single garage with an electric door on the front and power and lighting, with a further service door on the side for access. Electric car charger.



### Note 1

All floor coverings, light fittings, blinds, curtain poles and hanging curtains. Integrated appliances in the kitchen 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.