



24a URQUHART STREET, FORRES IV36 1DD



We are pleased to offer this 1Bedroom 1st Floor flat located in a quiet residential area.

Forres is a thriving Town with a good variety of shops, supermarkets, restaurants, golf club, swimming pool, leisure facilities and award-winning parks.

The accommodation comprises; Private Entrance, Lounge, Kitchen, Bedroom and a Shower Room. Further benefits include Gas Central Heating and Double Glazing.

EPC Rating E

OFFERS OVER £75,000

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

Entrance

Secure door with obscure glazed panel. Two single light fittings to the ceiling. Carpeted staircase with handrail. Secure door with decorative glazed panel leading to the Hallway.



Hallway - 4'5" x 11'3" (maximum measurement)

Single pendant light fitting, smoke alarm and heat sensor to the ceiling. Wall mounted coat hooks. Carpet to the floor. Single radiator and double power point. Access to Lounge, Kitchen, Bedroom and Shower Room.

Dining Lounge - 13'7" x 13'7" (maximum measurement)

Lounge with window to the front aspect with chrome curtain pole and hanging curtains. Carpet to the floor. 4 bulb light fitting to the ceiling. Double radiator, TV point and various power points. Built in cupboard housing the wall mounted gas fired boiler, carbon monoxide detector, wall mounted heating control and offers storage space. Ample space is available for a dining table and chairs.





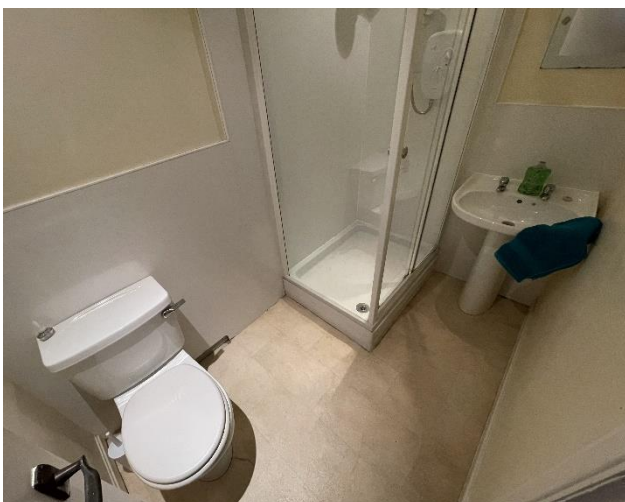
Kitchen - 5'2" x 10'2"

Fitted Kitchen with a range of base units, wall mounted cupboards and display units. Roll top work surface. Ceramic tiling to the walls. Stainless steel sink, drainer and mixer tap. Integrated appliances include a single oven, 4 ring hob and an overhead extractor. Space available for a washing machine and fridge. Window to the front aspect. Single radiator and various power points. Vinyl to the floor. Two bulb light fitting to the ceiling.



Bedroom 1 - 10'6" x 10'1"

Bedroom with a single pendant light fitting to the ceiling. Carpet to the floor. TV point and various power points. Single radiator. Window to the front aspect and a further window to the side aspect, with hanging curtains. Built in cupboard providing hanging and shelved storage and houses the consumer units.



Shower Room - 4'8" x 7'8"

Shower Room with low level WC, pedestal wash hand basin and shower enclosure with overhead electric shower and wet wall finish. 4 recessed spotlights to the ceiling. Single radiator. Wall mounted xpleair. Wall mounted mirror and shaving point.

Garden

There is a small, shared Garden to the North side of the building.



Council Tax Band A

Note 1

All integrated appliances, floor coverings and light fittings 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.

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.