



6 The Park, Forres, IV36 3AH



We are delighted to offer this 2 Bedroom apartment located within a popular residential area.

The property was built by respected Builders Tullochs of Cummington in 2007 and boasts a wonderful location on Victoria Road and within walking distance of Forres High Street.

Accommodation comprises; Vestibule, Hallway, Lounge, Kitchen, Bathroom, Master Bedroom with En-Suite and 2nd bedroom. Further benefits include Gas Central Heating, Double Glazing, Allocated Car Parking, Garage and Well-Maintained Communal Gardens.

An Internal Viewing is Strongly Recommended.

EPC Rating "C"

OFFERS OVER £220,000

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

Entrance to the property is via a communal secure solid door with security door system. This leads to a lower hallway with tiling to the floor, double glazed uPVC window which overlooks the side aspect.

Private Entrance Vestibule - 3'2" x 3'6"

Entrance to the property is via a secure door with security spy hole. Single pendant light fitting, coved ceiling and carpet to the floor. A further door leads to the hallway.



L-shaped Hallway

Two single pendant light fittings, smoke alarm and coved ceiling. Single radiator and two double power points, built-in storage cupboard offering part shelved storage and houses the fuse box. Wall mounted telephone for external security door. A feature alcove with recess spotlight provides shelved and built-in cupboard. Doors lead to the Lounge, Bathroom and Bedrooms. Wood effect laminate to the floor.



Lounge - 13'8" x 17'7"

Front facing lounge with a bay window fitted with curtain pole and hanging curtains. Glazed door with co-ordinating curtain pole and curtains, leads out the side of the property. Five bulb light fitting and coved ceiling. Double radiator, various power points, TV and BT points. Laminate wood to the floor. Sliding door leading to the Kitchen.



Kitchen - 9'6" x 9'9"

Well-appointed modern kitchen offering a range of wall mounted cupboards with under unit lighting and base units with a roll top work surface and complimented by splash back tiling to the walls. Integrated appliances include a single oven, electric hob, overhead stainless steel chimney style extractor, fridge/freezer, washing machine, dishwasher and 1 ½ stainless steel sink with mixer tap and drainer. uPVC double glazed window overlooks the front and side aspect; both fitted with wooden blinds. Single radiator. 3 bulb light fitting and coving to the ceiling. Various power points. Wood effect laminate to the floor. Wall mounted Vaillant gas fired boiler.



Master Bedroom - 12'1" x 10'9"

Double bedroom with a single pendant light fitting and coved ceiling. Carpet to the floor. Various power points. Single radiator. BT point and TV point. Built-in wardrobes fronted with mirror sliding doors offer part shelf and hanging storage, a further sliding door gives access to the En-suite shower room. A uPVC double glazed window with curtain pole and hanging curtains overlooks the side aspect.



En-Suite Shower Room - 8'11" x 4'11"

Recessed shower cubicle with a mains operated shower, shower tray, shower screen and tiling to the walls. Vanity sink with chrome mixer tap and low level W.C, shaver point and wall mounted large mirror. Obscure uPVC double glazed window overlooks the side aspect. Spot lights and coving to the ceiling. Chrome heated towel rail. Ceramic tiling to the floor.



Bedroom 2 - 10'10" x 9'6"

Pendant light fitting, coved ceiling, single radiator, various power points and carpet to the floor. Built-in wardrobe fronted by wooden sliding doors which offers part shelf and hanging storage. uPVC double glazed window with fitted blinds and curtain pole and hanging curtains overlooks the side aspect.



Bathroom - 7'2" x 6'9"

Modern fitted bathroom with a white bath with chrome mixer tap and tiling to the walls. Vanity W.C and sink with mixer tap, tiled splash back and overhead large mirror. Chrome heated towel rail. Recessed spotlights to the ceiling, extractor fan and coving. Ceramic tiling to the floor.



Driveway & Garage

A tarmac driveway leads into the grounds of the Park complex with a variety of shrubs and established trees forming a pathway to the building. A loc block driveway then gives access to the garages and to the front entrance. A further area is laid to stone chip and provides dedicated parking spaces.

Gardens

Communal gardens form the grounds of the Park which are maintained by a factoring company. Mainly laid to lawn with established trees, shrubs and plants of many of varieties. The rear is enclosed within a fence boundary.

Council Tax Band C



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.