



## **20 Fortune Street, Forres, IV36**



We are delighted to offer this Modern 2 Bedroom 1<sup>st</sup> Floor Apartment built by Springfield Properties, which is located on the popular new residential site of Knockomie Braes in Forres.

Forres is a thriving Town located on the Moray Coast. You will find a variety of Shops, Supermarkets, Schools, Leisure and public facilities along with a dedicated rail and bus service providing transport to the neighbouring Towns and Cities of Aberdeen and Inverness.

Spacious accommodation comprises; Private Entrance Hallway, Lounge with Open Plan Dining Kitchen, Two Double Bedrooms and a Shower room. Further benefits include Off Road Car Parking, Gas Central Heating, Sprinkler system and uPVC Double Glazing.

An Internal Viewing Is Highly Recommended.

EPC Rating Band" B"

### **OFFERS OVER £153,000**

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

### **Entrance Vestibule – 5'11" (1.8m) x 6'2" (1.87m)**

Entrance to the property through a secure composite door with obscure glass panel and security spy hole leading into the lower vestibule. Pendant light fitting, smoke alarm, sprinkler system, carpet matting to the floor, double radiator, double power socket, uPVC double glazed window overlooking the front aspect and a built-in cupboard which has the fuse box, meters, a double power socket, open reach BT point. The staircase leads to the first-floor accommodation.



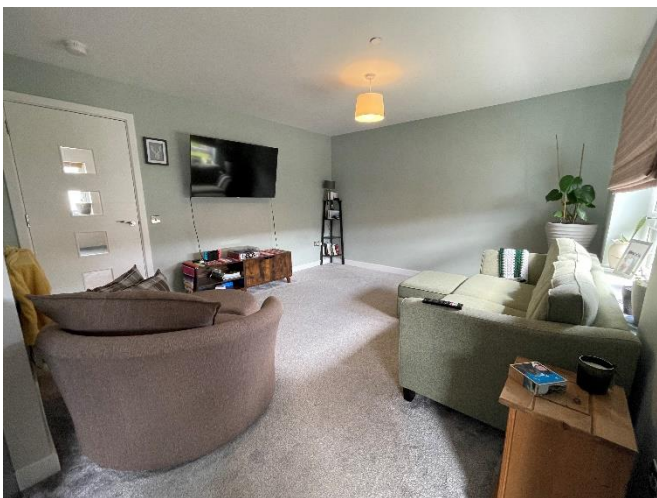
### **Staircase & Landing – 20'4" (6.2m) x 4'3" (1.28m)**

We then have a carpeted staircase leading to the first-floor accommodation with a wall mounted handrail. The landing has a pendant light fitting, 2 sprinkler points, three pendant light fittings, smoke alarm, wall mounted bell chime, thermostat for central heating, two double power sockets, double radiator. and doors that lead to the lounge, bathroom and two bedrooms. Built in cupboard with partial shelving, double power socket and BT point.



**Lounge – 14'0" (4.27m) x 12'8" (3.86m)**

Good sized lounge with a pendant light fitting, sprinkler, carpet to the floor, TV, BT and various power points including USB sockets, double radiator, double glazed window with Roman blind that overlooks the rear aspect and open plan arrangement to the kitchen.



**Kitchen/Diner – 11'5" (3.47m) x 10'7" (3.22m)**

The kitchen arrangement has wall mounted cabinets, base units with a wood effect roll top work surface and matching upstand. Integrated appliances include a fridge freezer, under counter electric oven, Zanussi induction hob, stainless steel chimney style extractor hood with a glass splash back, integrated microwave, dishwasher and washing machine. 1 ½ Composite sink with chrome mixer tap. Cupboard to conceal the Daikin boiler. Various double power sockets with USB. Space available for a dining table and chairs. There's a double radiator, vinyl flooring, three bulb ceiling light fitting. smoke alarm, heat detector, sprinkler and extractor. uPVC double glazed window with a Roman blind overlooks the rear aspect.



**Bedroom 1 – 10'8" (3.25m) x 9'8" (2.94m)**

Double bedroom with a pendant light fitting, sprinkler, carpet to the floor. single radiator, built-in double wardrobe fronted by opaque sliding doors which provides part shelf and hanging storage. TV and various power points including USB sockets. CO2 alarm.



**Bedroom 2 – 10'8" (3.25m) x 9'7" (2.91m)**

Double bedroom with a pendant light fitting, sprinkler, single radiator, carpet to the floor, double wardrobe fronted with opaque sliding doors, provides part shelf and hanging storage. Various power points. uPVC window with roller blind to the front aspect.



### **Show room – 8'0" (2.44m) x 5'8" (1.72m)**

Modern fitted bathroom suite which comprises of a floating WC and vanity sink with chrome mixer tap. Walk-in shower enclosure with a mains operated shower, full height tiling, shower tray and glass shower screen. White heated towel rail, mid-height tiling around the walls including a tiled windowsill shelf. shaver point, large mirror, 3 recessed ceiling light fittings, extractor fan and a vinyl flooring.



To the front of the property there is a communal area to lawn which is partially enclosed within a fence boundary. There is a shared designated area to bin store and pathway that leads to the side car parking spaces. Outside light and there's a storage unit for bikes.

Factor Charge - Approx £50 per quarter with Taylor & Martin.

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

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.