



51 Birkenhillock Rd, Forbeshill, IV36 1FH



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

The property is located in a quiet cul-de-sac, just a short drive to the Town. Forres provides a range of Local Retail Shops, Primary and Secondary Schools, Parks, Golf Course & Leisure facilities.

Accommodation comprises; Entrance Hallway, Lounge, Dining Kitchen, Two Bedrooms and a Shower Room. Further benefits include Gas Central Heating and uPVC Double Glazing.

EPC Band – C

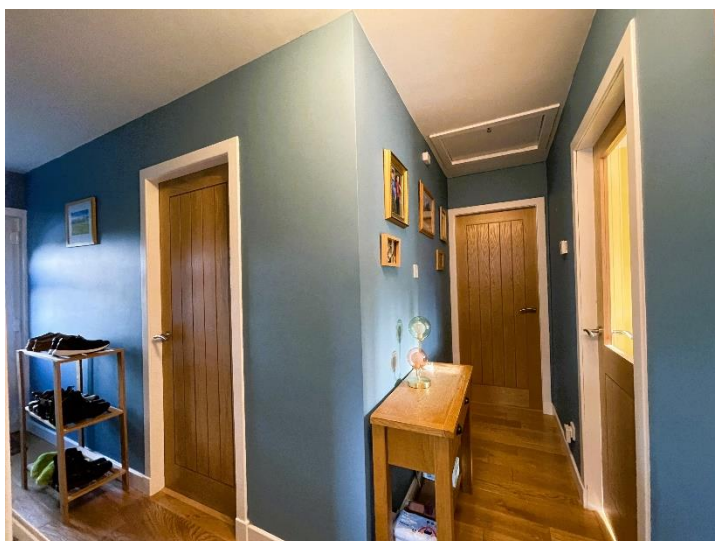
OFFERS OVER £175,000

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

Entrance to the property is via a secure uPVC double glazed door with decorative glass panel inserts which leads into the Hallway.

Hallway

L shaped Hallway with a four bulb ceiling light fitting to the ceiling. Loft access. Wood effect laminate to the floor. Double radiator, various power points and BT points. Doors lead to the Lounge, Dining Kitchen, 2 Bedrooms and Shower Room.



Lounge - 15'4" x 10'8"

Good sized lounge with uPVC double glazed picture window overlooks the front aspect. Single pendant light fitting, smoke alarm and coving to the ceiling. Carpet to the floor. Two double radiators. Tv point and various power sockets.





Dining Kitchen - 16'1" x 9'9"

Modern fitted kitchen with range of base units and wall mounted cupboards, finished with a high gloss door front and work surface with matching up stand. Stainless steel sink, drainer and mixer tap. Integrated appliances include stainless steel splash back and stainless-steel chimney style extractor hood. Space for a cooker, dishwasher, washing machine and fridge/freezer. Various power points and wall mounted heating controls. Three bulb light fitting and four recessed lights to the ceiling. Wood effect laminate to the floor. Single radiator. uPVC double glazed window to the rear aspect. Ample space available for a dining table and chairs. uPVC double glazed patio doors leading out to the Garden, with curtain pole.





Bedroom 1 - 8'3" x 13'1" (maximum measurement)

Double bedroom with single pendant light fitting to the ceiling. Carpet to the floor. Single radiator. TV point and various power points. Built-in double wardrobe offers part shelf and hanging storage. uPVC double glazed window overlooks the rear aspect.



Bedroom 2 - 8'6" x 5'6"

Single bedroom with single pendant light fitting and coved ceiling. Vinyl to the floor. Double and single power points. Single radiator. Small cupboard provides access to the consumer units. uPVC double glazed window to the front aspect.



Shower Room - 5'6" x 6'5" (including shower)

Modern fitted shower room with a walk-in shower enclosure with overhead mains shower, wet wall finish to the walls and glass retractable shower screen doors. Wash hand basin within a vanity unit with chrome mixer tap and low-level W.C with concealed cistern. Extractor fan and ceiling light, Chrome accessories. Double radiator. Wall mounted mirror. Wet wall finish. Vinyl to the floor. Obscure uPVC double glazed window to the side aspect.



Garden

The front Garden is mainly laid to stone chips, with established plants, flowers, shrubs and trees around the perimeter fence line.. Paved pathway leads around the side of the property and through a secure gate. Outside tap. Access to the side garage door. The rear garden is enclosed within a hedge boundary. Garden shed. Area to paved patio and lawn. Established flower beds and gate providing access to the countryside walks.



Driveway & Garage – 9'10" (2.99m) x 19'4" (5.89m)

There is a single garage with an up and over vehicle door at the front, concrete floor, breeze block walls and corrugated roof. Single light fitting, double power socket, separate fuse box, windows with part obscure glass to the side. Timber access door with obscure glass to the side. Stone chipped Driveway for off road car parking.

Council Tax Band – Currently C

Note 1 – All floor coverings, light fittings and integrated appliances 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.