



## **32 St Leonards Road Forres, IV36 2RE**



We are delighted to present this 3 Bedroom Detached House with integral garage which is located on St Leonards Road in Forres. The property is “deceptively big” and enjoys an enviable location close to Forres Golf Club and the neighbouring Sanquhar and Cluny Woodland.

The property provides generous accommodation over three floors. Entrance vestibule, hallway, lounge, dining room, Kitchen/diner, ground floor bedroom and shower room. The 1<sup>st</sup> floor has a further 2 double bedrooms and the basement level provides access to the potting shed, greenhouse and integral garage.

Further benefits include Gas CH, uPVC double glazing, mature front and back garden, large timber shed and off-road car parking.

An internal viewing is strongly recommended.

EPC Rating Band “D”

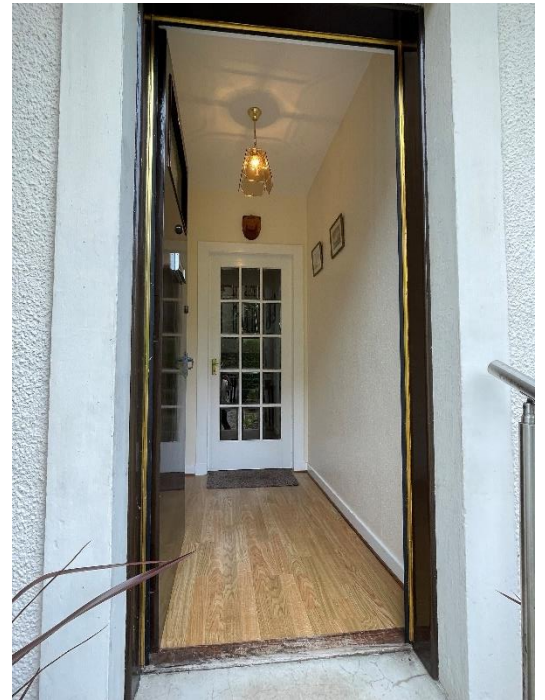
## **OFFERS OVER £295,000**

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

---

**Entrance Vestibule – 6'10" (2.07m) x 3'10" (1.16m)**

Entrance to the property is through a timber framed door with obscure glass panel and security chain leading into the vestibule. Pendant light fitting, laminate wood flooring and built-in cupboard with wall mounted coat hooks, part shelving, further laminate wood flooring and provides storage. Multi panel glass door to the hallway.



**Hallway – 11'0" (3.35m) x 6'2" (1.87m) plus access to the bedroom**

Spacious hallway which provides access to the lounge, kitchen, bedroom and bathroom. Pendant light fitting, smoke alarm, double radiator, carpet to the floor, BT and single power points. Staircase provides access to the 1<sup>st</sup> floor with a built-in walk-in cupboard offering ample storage space.





---

**Lounge – 13'10" (4.21m) x 13'5" (4.08m) plus the recessed alcoves**

Good sized lounge with lovely large uPVC double glazed windows with pelmet and hanging curtains enjoys views over the Muiry Golf course woodland. Pendant light fitting, smoke alarm, coved ceiling, carpet to the floor, TV and various power points. Double radiator. Fireplace with a polished marble hearth and surround. Sliding doors to the dining room.





---

### **Dining Room – 10'11" (3.32m) x 13'0" (3.96m)**

Great sized room for formal dining. Could also be utilised as an office space or playroom. Positioned to the back of the house this room has a stunning outlook over the rear garden space which will draw in afternoon sunshine. Pendant light fitting, coved ceiling, double radiator, double power point and laminate wood flooring. Two built in cupboards; both provides shelved storage. Recessed alcove with bookshelves. uPVC double glazed window with hanging curtains.



### **Kitchen/Diner – 13'11" 4.23(m) x 12'11" (3.94m)**

Fitted kitchen with a range of wall mounted cupboards and base units with a roll top worksurface which is complimented with a ceramic tile finish on the walls. Integrated appliances include under counter electric oven, 4 ring gas hob with overhead extractor hood, 1 ½ composite sink with mixer tap and drainer, fridge, freezer and dishwasher. Various double power points, double radiator, wood effect vinyl to the floor with recess matting at the back door. Secure uPVC door with obscure glazed panel provides access to the rear garden. uPVC double glazed window with roller blind overlooks the rear. 2 strip light fitting, heat detector, carbon monoxide alarm and ample space for a dining table.









---

### **Bedroom 1 – 10'9" (3.27m) x 10'7" (3.22m)**

Ground floor bedroom with a pendant light fitting, large single radiator, carpet to the floor, double power point, large, fitted wardrobe fronted by mirror sliding doors provides part shelf and hanging storage. Recessed alcove. uPVC double glazed window with hanging voiles and curtains overlooks the front aspect.



### **Shower room – 8'11" (2.72m) x 5'8" (1.72m)**

Low level W.C, vanity wash hand basin with chrome mixer tap, tiled mirror splash back to the walls, heated towel rail and wall mounted medicine cabinet. Walk-in shower enclosure with mira sport electric shower, wet wall finish to the walls and glass retractable shower screen doors. Carbon monoxide alarm, ceiling light fitting and carpet to the floor. Further vanity unit and corner cupboard fronted by wooden louvre doors provides access to the Glo worm boiler. Obscure uPVC window to the side aspect.



### **Staircase & Landing**

A carpeted staircase provides access to the 1<sup>st</sup> floor landing. On the landing turn there is a uPVC double window with hanging curtains that overlooks the rear aspect and ceiling light fitting. The landing has a smoke alarm, carpet to the floor and provides access to the two double bedrooms.

---

---

**Bedroom 2 – 14'9" (4.49m) x 14'5" (4.39m)**

Large double bedroom with a ceiling light fitting, single radiator, carpet to the floor, various power points. uPVC double glazed dormer window with hanging curtains overlooks the front aspect.



**Bedroom 3 – 10'11" (3.32m) x 11'10" (3.6m)**

Double bedroom with a ceiling light fitting, loft access, single radiator, carpet to the floor, various power points. Service hatch to the eaves. Large velux window overlooks the rear aspect. Built-in storage fronted by wooden louvre doors offers hanging storage.





---

### **Front & Rear Gardens**

The front of the property is enclosed within a privacy hedge with 2 gates; one iron gate at the drive and a wooden gate at the pedestrian entrance which allows access to the front door. The wrap around garden provides a haven for wildlife, with established plants and trees surrounding the perimeter fence this gives the property a secluded space to enjoy the all-day sunshine. The rear and side gardens are laid to lawn for low maintenance, stepped access on both sides leads down to the lower garden. At the rear we have access to the large timber shed, potting shed, greenhouse and integral stone built shed. The garage is located on one side.





---

### **Timber Shed**

Large timber shed for storage with an area to work bench or to secure garden tools. Rear door and two side windows.

### **Stone built Shed**

Located under the stairwell of the kitchen steps is a stone built shed with secure door for storage.

### **Shed, Potting Shed and Greenhouse**

A gardener's dream is the potting shed and greenhouse located at the back of the house. Timber door for access leads you into the potting shed which then allows access to the greenhouse. The potting shed has wall mounted shelving and cabinets for storage, power and lighting. The greenhouse has glazed windows to the front and a polycarbonate roof. A further shed is attached to the potting shed with separate access.





---

## Garage

Secure garage with electric up and over door to the front. Single light fitting, power point and water tap. Concrete floor and painted breeze block walls.



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

Note 2 – All pendant lights will remain. The shades or light fixtures will be removed.

Council Tax Band “E”





---

**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.

---