



48 FALCONER AVENUE, FORRES IV36 2PA



We are delighted to offer this superb Family Home, a 3 Bedroom Semi-Detached House. The property is located within the New Springfield Development to the South of Forres.

The Historical Town of Forres has a variety of Retail Shops, Leisure facilities, Restaurants, Schools, Parks and a Golf Course.

Accommodation comprises; Entrance Hallway, Shower Room, Lounge, Dining Kitchen, Sun Room, Master Bedroom, 2 further Bedrooms and a Family Bathroom. Further benefits include Double Glazing, Gas Central Heating with air source heat pump, Loc Block Driveway, Front & Rear Enclosed Garden.

EPC Rating Band C

OFFERS OVER £240,000

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

Entrance Hallway - 14'11" x 7'0"

Entrance to the property is via a secure door with security spy hole and an obscure glazed panel insert. The Hallway has two single pendant light fittings and smoke alarm to the ceiling. Single radiator and a double power point. Carpet to the floor. A staircase leads to the 1st floor accommodation. Under stair cupboard providing storage space and houses the consumer units. Further doors lead to the Shower Room, Lounge and Dining Kitchen.



Shower Room - 5'9" x 6'4"

Low level W.C, wall mounted wash hand basin with chrome mixer tap and corner shower enclosure with overhead mains shower. Ceramic tiling to the walls. Vinyl to the floor. Chrome heated towel rail. 2 recess halogen spotlights to the ceiling. Wall mounted mirror.



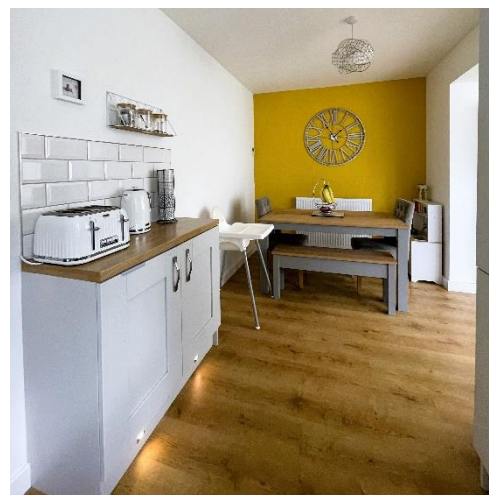
Lounge - 10'3" x 14'5"

Nicely presented Lounge with a 3-bulb light fitting to the ceiling. Double radiator. TV, BT and various power points. uPVC double glazed window with fitted blinds and curtain pole, overlooking the front aspect.



Kitchen/Diner - 20'9" x 7'6"

Superb modern fitted Kitchen with a range of wall mounted cupboards with under unit lighting and base units, with kick plate lighting and complimented by a work surface and ceramic tiling to the walls. Integrated appliances include an eye level double oven, fridge, freezer, dishwasher, gas hob with overhead stainless-steel chimney style extractor fan. Space available for a washing machine. White ceramic sink, with chrome mixer tap and drainer. Cupboard conceals the wall mounted gas fired boiler. Various power points. Four recessed spotlights and single pendant light fitting to the ceiling, Heat detector, heating control, xpleair and carbon monoxide alarm. uPVC double glazed window overlooks the rear aspect with roller blind. Ample space for a dining table and chairs. Double radiator and single radiator. Various power points. Wood effect laminate flooring. Open plan to the Sun Room.



Sun Room - 12'5" x 9'3"

Sun Room with dwarf wall, and windows overlooking the Garden, with fitted blinds. 3 bulb light fitting to the ceiling. Wood effect laminate to the floor. Double radiator, TV and various power points. Double uPVC double glazed doors leading out to the Garden.



Staircase & Landing

A carpeted staircase with white handrail leads to the 1st floor accommodation. There is a uPVC double glazed window on the mid-landing which overlooks the front aspect. The landing has a ceiling light fitting, smoke alarm and loft access. Double power point. Single radiator. Carpet to the floor. Built-in storage cupboards providing storage space. Doors lead to the Bedrooms and Bathroom.

Master Bedroom 1 - 9'9" x 10'1" (plus door recess)

Double bedroom with a pendant light fitting to the ceiling. Double radiator. TV and various power points. Carpet to the floor. Built-in double wardrobe fronted by mirror doors and offering part shelf and hanging storage. uPVC windows with Roman blind, overlooks the front aspect. Wall mounted carbon dioxide monitor.



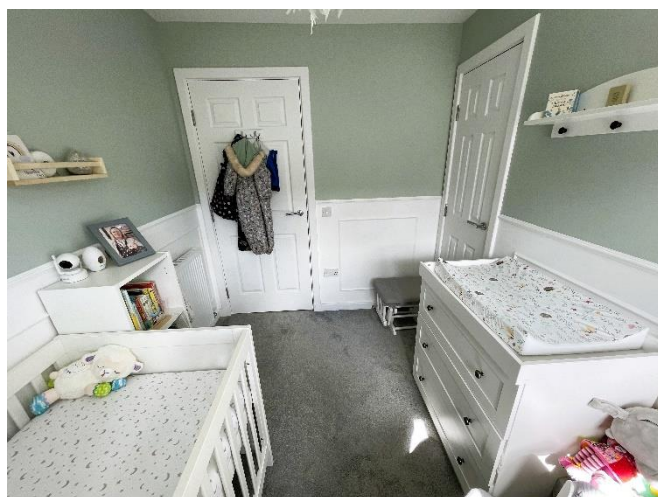
Bedroom 2 - 10'10" x 9'7"

Double bedroom with a single pendant light fitting to the ceiling. Single radiator. TV point and various power points. Single radiator. Carpet to the floor. Built-in wardrobe fronted by mirror sliding doors and offers part shelf and hanging storage. Window overlooking the rear aspect with Roman blind and curtain pole.



Bedroom 3 - 9'6" x 7'2"

Bedroom with single pendant light fitting to the ceiling. Single radiator. TV and various power points. Carpet to the floor. uPVC double glazed window with Roman blind, to the rear aspect. Built in cupboard offering hanging and shelved storage.



Family Bathroom - 8'8" x 6'1"

Modern fitted Bathroom comprising; low level W.C with concealed cistern, wash hand basin with chrome mixer tap and vanity unit. Bath with mixer tap, mains operated shower and glass shower screen door. Wall mounted mirror. Shaving point. 3 recessed halogen spotlights to the ceiling and extractor fan. Tile effect vinyl to the floor. Chrome heated towel rail. Velux window to the front aspect. Chrome accessories.



Front & Rear Gardens

The front of the property is laid to lawn. The rear garden is accessed by secure gate and enclosed within a timber fence boundary, mainly laid to lawn and patio seating area.



Driveway

Loc block driveway offering off road car parking for three cars.

Note 1 –

All floor coverings, blinds, curtain poles and integrated appliances are included in the sale.

Council Tax Band Currently D

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.
