



41 BYNACK PLACE, FORRES, IV36 1GA



We are pleased to offer this End-Terraced 3 Bedroom House located in a popular residential area in the Town of Forres. The Town provides local Primary and Secondary schools, Post Office, Banks, Supermarkets, Leisure Facilities, Local Shops, Health Services, Golf Course and award winning parks.

Accommodation comprises; Entrance Hallway, Lounge, Dining Kitchen, 3 Double Bedrooms and a Shower Room. Further benefits include Gas Central Heating, Double Glazing, Front and Rear Gardens, Workshop and Garage and an off-road car parking space.

EPC Rating B

OFFERS OVER £140,000

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

Entrance Hallway - 17'3" x 5'11"

Entrance to the property is via a uPVC double glazed door with obscure glazed panel insert. 2 single pendant light fittings and smoke alarm to the ceiling. Double power point. Laminate wood effect flooring, single radiator and stairs which lead to 1st floor accommodation. Hall cupboard provides storage space with wall mounted coat hooks, light fitting and houses the consumer units.



Doors with decorative glass leading to the

Lounge - 16'7" x 13'5"

Spacious Lounge offering; 2 ceiling light fittings and coving to the ceiling. Double radiator. TV, BT and various power points. Wood effect laminate to the floor. Large picture window overlooks the front aspect with curtain pole. Archway leading to the Dining Kitchen.





Dining Kitchen - 16'8" x 8'10"

Modern and spacious Dining Kitchen with a range of wall mounted cupboards and base units with a roll top work surface and ceramic tiling to the walls. Integrated appliances include a double oven, 4 ring electric hob with extractor, dishwasher and fridge. Stainless steel sink, drainer and mixer tap. Space is available for a dining table and chairs. Four bulb light fitting, 3 recessed spot lights, smoke alarm and heat sensor. Two built in cupboards, one housing the washing machine and both offering ample storage space. uPVC double glazed door leading out to the Garden at the rear of the property.





Staircase and Landing

Carpeted staircase with painted wooden balustrade leads to the 1st floor accommodation. Loft access. Built in cupboard. Single pendant light fitting and smoke alarm to the ceiling. Wall mounted heating control.

Bedroom 1 – 11'9" x 9'7" plus door recess

5 Recessed spotlights to the ceiling. Fitted carpet to the floor. BT point and various power points. Window overlooks the rear aspect. Double fitted wardrobe with mirror sliding doors providing both shelf and hanging storage space.



Bedroom 2 – 13'6" x 7'10" plus the door recess

Single pendant light fitting. Various power points. Fitted carpet and uPVC double glazed window overlooks the front aspect with curtain pole. Double radiator. Double wardrobe with sliding doors offers part shelf and hanging storage.



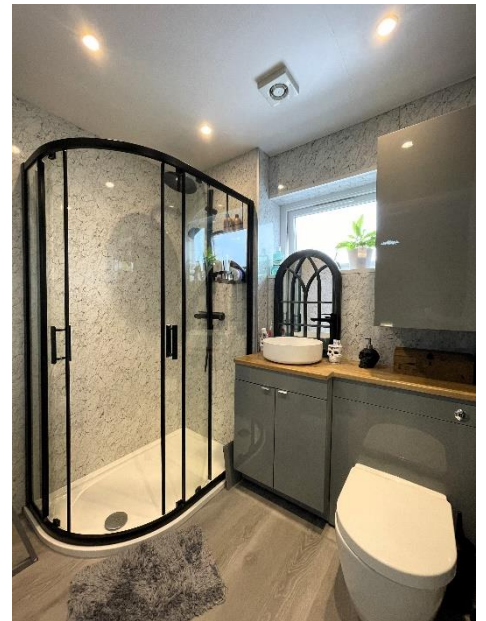
Bedroom 3 - 13'7" x 7'10" plus door recess

Single pendant light fitting. Various power points. Fitted carpet to the floor. Window overlooks the front aspect. Double radiator.



Shower Room – 6'2" x 5'5"

Modern Shower Room, vanity unit with circular wash hand basin and low level W.C, with concealed cistern. Corner shower enclosure with overhead mains shower and rain shower. Window to the rear aspect with obscure glass.



Garage – 16'10" x 9'6" and Workshop - 5'8" x 8'4"

The detached garage is accessed from the rear of the property through an up and over door. Parking space is available for one vehicle. The garage has pre lined walls, power and light. Access is given to the workshop /shed which offers further storage space.

Front & Rear Gardens

The front garden is easily maintained, mainly laid to stone chips, a flower border and enclosed within a fence boundary, gate access with paved pathway which leads to the front door.

The rear is enclosed, is also easily maintained, mainly laid to stone chips with a fence boundary and offers a patio seating area. Rotary drier.



Council Tax Band Currently B

Note 1

Integrated appliances, light fittings and carpets 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.
