



## **38 St Laurence Court, Forres IV36 1QA**



We are delighted to offer this well-presented 2 Bedroom Family Home located in a popular residential area of Forres and within a short walking distance of Schools, Shops and local amenities.

Accommodation comprises; Entrance Hallway, Lounge, Dining Kitchen, 2 Double Bedrooms and a Shower Room. Further benefits include Gas Central Heating, Double Glazing and Enclosed Garden.

Internal Viewing is Strongly Recommended.

EPC Rating Band C

### **OFFERS OVER £125,000**

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

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Entrance to the property is through a secure uPVC double glazed door with obscure glazed panel insert.

**Entrance Hallway - 4'4" x 3'9"**

Single light fitting and smoke alarm to the ceiling. Wood effect laminate to the floor. Single radiator. Stairs leading to upper accommodation. Door with glazed panel leading to the Lounge.

**Lounge - 15'8" x 11'1"**

Beautifully presented lounge with a window to the front aspect with roller blind and brass curtain pole. Focal point of the room is a wooden surround with marble hearth and electric fire. Carpet to the floor. Single pendant light fitting, ornate ceiling rose and coving to the ceiling. TV point and various power points. Door with glazed panel leading to the Dining Kitchen.





### **Dining Kitchen - 15'3" x 7'3"**

Fully fitted Kitchen with a range of base units, wall mounted cupboard and wine rack. Roll top surface and ceramic tiling to the walls. Integrated appliances include a double oven, 4 ring gas hob and overhead extractor. Stainless steel sink, drainer and mixer tap. Space is available for a washing machine. Built in cupboard (3'10" x 2'11") with light fitting, providing storage space and currently houses the fridge/freezer. Ample space is available for a dining room table and chairs. Various power points. Wall mounted Worcester gas fired boiler. Nine recessed lights, coving and smoke alarm to the ceiling. Wood effect laminate to the floor. uPVC double glazed door leading to the rear garden, with obscure glazed panel.





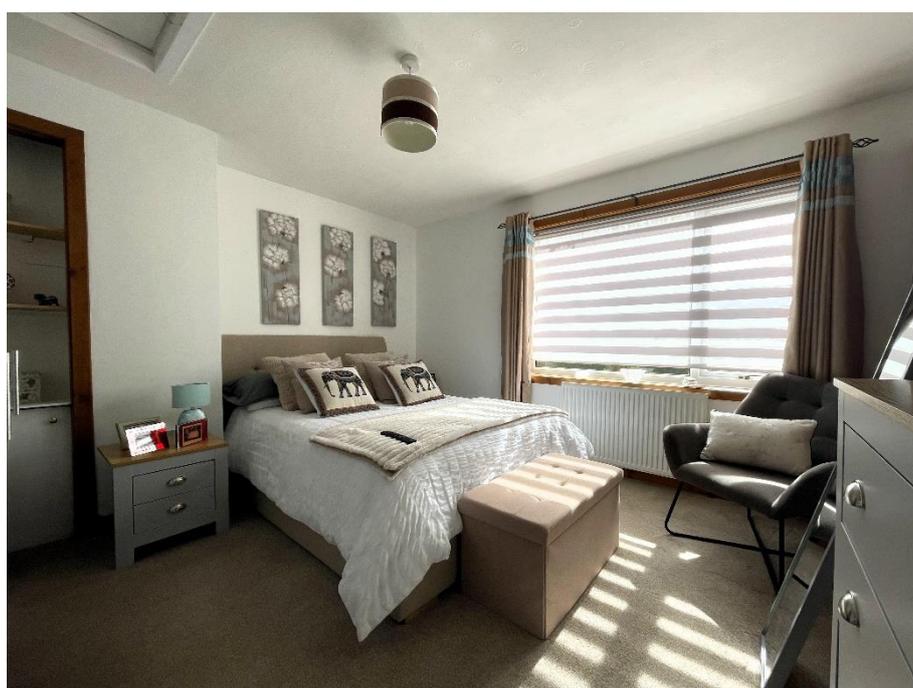
### **Staircase & Landing**

Carpeted staircase leading to upper accommodation with wooden handrail. Single pendant light fitting and smoke alarm to the ceiling. Doors leading to the Bedrooms and Shower Room.



### **Bedroom 1 - 12'0" x 11'3"**

Bright and airy Double Bedroom with window overlooking the front aspect with chrome curtain pole and roller blind. Carpet to the floor. Various power points. Built in cupboard providing shelved storage. Single radiator. Alcove with shelved storage. Access t to the attic.

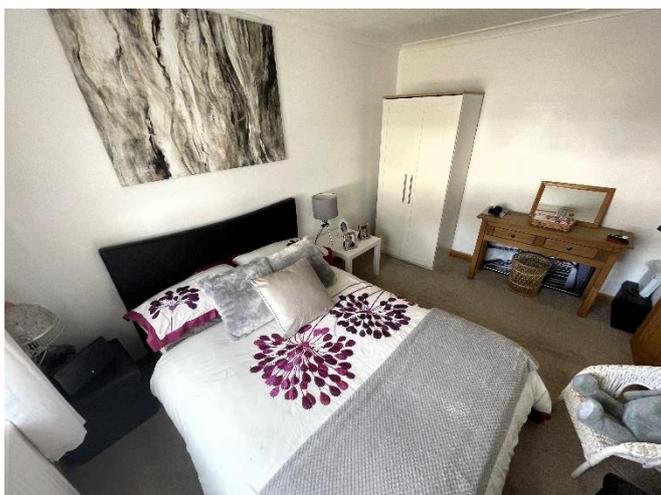




**Bedroom 2 - 9'2" x 12'2"**

Double Bedroom with window to the rear aspect with pine curtain pole and roller blind. Carpet to the floor. 4 bulb light fitting to the ceiling. Single radiator and various power points.





### **Shower Room - 5'9" x 7'4"**

Shower Room with low level WC, pedestal wash hand basin with mixer tap and corner shower enclosure with overhead electric shower. Ceramic tiles to the walls from floor to ceiling. Wall mounted mirror. Window with obscure glass to the rear aspect with roller blind. Three bulb light fitting to the ceiling. Ceramic tiling to the floor.



### **Garden**

The Garden to the front of the property is easily maintained, laid to stone chips, fence boundary with gate access and pathway leading to the front door.

The Garden to the rear of the property is mainly laid to lawn, enclosed by a fence boundary with gate access out to the back lane. Patio seating area, rotary drier. Timber garden shed providing storage space.



Council Tax Band Currently A

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

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