



grampian **property** centre

12 CLAREMONT FORRES, MORAY IV36 1AT



We are pleased to offer this 1 Bedroom 1st Floor Flat located in a quiet residential area which is well positioned with a central location and just a few minutes' walk from the High Street.

Accommodation comprises a secured shared entrance hall, entrance doorway, hallway, lounge, kitchen, bedroom, bathroom and loft. Further benefits include gas central heating, double glazing and communal rear drying green and garden.

EPC Rating "C"

Viewing is Highly Recommended

OFFERS OVER £70,000

grampian **property** centre

52 High Street / Elgin / Moray / IV30 1BU

Tel: 01343 549944 / Fax: 01343 552378 / Email: info@gpc-elgin.co.uk / www.gpc-elgin.co.uk

73 High Street / Forres / Moray / IV36 1AE

Tel: 01309 696296 / Fax: 01309 675293 / Email: info@gpc-forres.co.uk / www.gpc-forres.co.uk

♦ Communal Entrance Hallway

The building is accessed through a shared security entrance with intercom. A hallway leads to the rear of the property providing access to the communal drying area. On the 1st floor there is a door leading to private storage space and a secure entrance door to the flat.

♦ Entrance Hallway - 11'5" (3.47m) x 4'8" (1.41m) narrowing to 2'11" (0.87m)

Entrance to the flat is via a secure door with security spy hole and chain. Pendant light fitting to the ceiling, smoke alarm, thermostat control, BT point and single power point. Access hatch to the loft. Wall mounted intercom telephone, bell chime and fitted carpet to the floor. Single radiator. Hall cupboard with a pendant light fitting, part shelving and houses the fuse box and Worcester boiler. (3'9" (1.13m) x 3'11" (1.18m) Further cupboard providing storage and hanging rail for coats. Doors leading to Lounge, Bedroom and Bathroom.

♦ Dining Lounge - 15'1" (4.59m) x 10'9" (3.27m)



Good sized lounge with double glazed uPVC window to the front aspect. Fitted carpet to the floor. Pendant light fitting. Tv, BT and various power points. Warm air vent. Wall mounted heater thermostat. Space for a dining table and chairs. A multi panel glass door leads into the Kitchen.

♦ Kitchen - 11'6" (3.5m) x 5'5" (1.64m)



Kitchen with a range of wall mounted cupboards, display cabinet and base units with a roll top work surface complimented by ceramic tiling. Integrated stainless steel sink and drainer, worktop providing space to accommodate a cooker, and a fridge and washing machine below. uPVC double glazed window overlooks the rear aspect and has stunning views to Findhorn Bay and the countryside. Vinyl to the floor, 3 bulb light fitting to the ceiling, various power points and smoke alarm. Feature wood clad panelling to two walls. A multi panel glass door leads to the lounge.



♦ **Bedroom - 11'5" (3.47m) narrowing to 8' (2.44m) x 12'0" (3.66m)**



Double Bedroom with double glazed window with hanging curtains which overlooks the front aspect. Carpet to the floor. Double radiator. Various double and single power points, TV point and BT point. Single light fitting. Built in wardrobe offering hanging and shelved storage.

♦ **Bathroom - 5'6" (1.67m) x 6'5" (1.94m)**



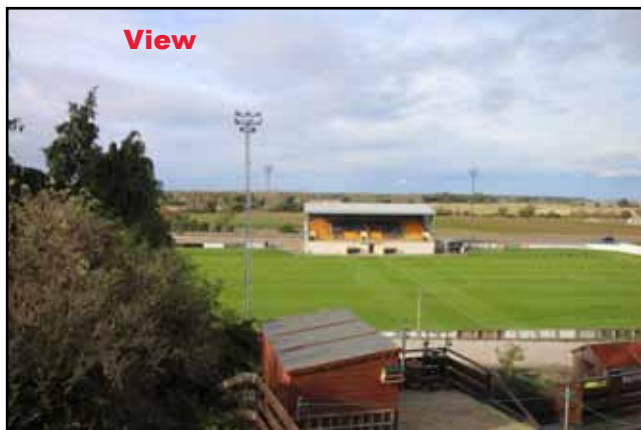
Three piece bathroom suite comprising of a low level W.C, pedestal style wash hand basin with chrome taps and bath with chrome taps, wall mounted mira shower, pole for shower curtain and tiled walls. Window to the rear aspect with obscure glass. Single light fitting, single radiator, carpet to the floor, wall mounted towel rail and an xpelair.

♦ **Rear Garden**



The rear shared garden is accessed down a couple of steps to an area laid to lawn with a fence boundary. Four rotary dryers are provided for communal use.

View





Note 1

All floor coverings, light fittings, cooker, white goods, curtains and blinds are included in the sale.

Note 2

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees ought to seek their own professional advice.

All descriptions, dimension, areas, references to condition 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.

Note 3

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Council Tax

Band "A"

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE MARKET APPRAISAL

We are pleased to offer a Free without obligation Market Appraisal on your own home. We will give advice on the asking price and how we market it professionally. Please call the Forres office on 01309 696296.

grampianpropertycentre

52 High Street / Elgin / Moray / IV30 1BU

Tel: 01343 549944 / Fax: 01343 552378 / Email: info@gpc-elgin.co.uk / www.gpc-elgin.co.uk

73 High Street / Forres / Moray / IV36 1AE

Tel: 01309 696296 / Fax: 01309 675293 / Email: info@gpc-forres.co.uk / www.gpc-forres.co.uk