



grampian **property** centre

## **20 PILMUIR ROAD FORRES, MORAY IV36 1HE**



We are delighted to offer this extended Semi-Detached 3 Bedroom Family Home located within a quiet residential area of Forres. The property is located within walking distance of Forres High Street, Secondary Schools, Local Parks and Leisure Facilities. The Primary School is situated opposite.

Accommodation comprises; Entrance Hallway, Family Bathroom, Lounge Diner, Family Room, Kitchen, Master Bedroom with en-suite and Two Further Bedrooms. Further Benefits include Gas Central Heating, Double Glazing, Garage, Front & Enclosed Rear Garden.

EPC Rating D

An internal viewing is strongly recommended to appreciate the accommodation on offer.

### **OFFERS OVER £155,000**

grampian **property** centre

52 High Street / Elgin / Moray / IV30 1BU

Tel: 01343 549944 / Fax: 01343 552378 / Email: [info@gpc-elgin.co.uk](mailto:info@gpc-elgin.co.uk) / [www.gpc-elgin.co.uk](http://www.gpc-elgin.co.uk)

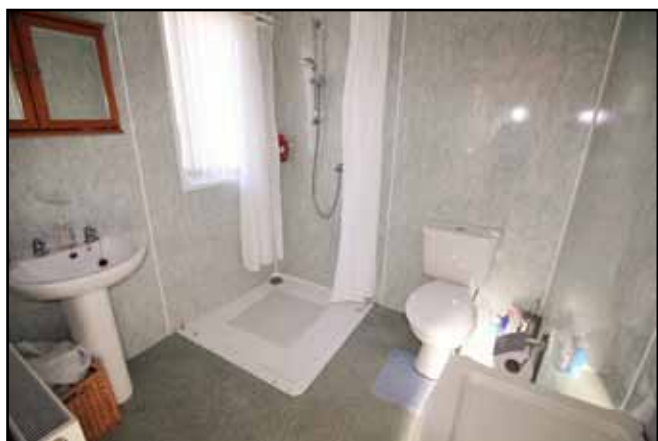
73 High Street / Forres / Moray / IV36 1AE

Tel: 01309 696296 / Fax: 01309 675293 / Email: [info@gpc-forres.co.uk](mailto:info@gpc-forres.co.uk) / [www.gpc-forres.co.uk](http://www.gpc-forres.co.uk)

♦ **Entrance Hallway - 7'5" (2.25m) x 3'7" (1.08m)**

Entrance to the property is through a secure door with ornate lead piped rose feature and side uPVC panel with obscure glazed window to the front aspect. Carpet to the floor. 4 halogen strip light fitting, smoke alarm, wall mounted bell chime, single radiator and double power point. Under stair cupboard providing storage space and housing the fuse box. Doors leading to the Lounge and Shower room. Stairs leading to upper accommodation.

♦ **Shower Room - 6'6" (1.97m) x 6'10" (2.07m)**



Walk-in Wet room with a low level W.C, pedestal wash hand basin with chrome taps. Shower area with mains water operated shower and wet wall to the walls throughout. Double radiator, ceiling light fitting, vinyl to the floor. Xpelair, chrome accessories and obscure uPVC double glazed window with vertical blinds overlooks the side aspect. Wall mounted medicine cabinet with mirror fronted doors for storage.

♦ **Lounge - 10'8" (3.25m) x 14'10" (4.52m)**



5 bulb ceiling light fitting, tv and various power points. Double radiator, carpet to the floor, uPVC double glazed window with a hanging blind, curtain pole and hanging curtains which overlooks the front aspect. Focal point of the room is a fireplace with a marble hearth and insert with a wood surround. Open arch to the dining area.



♦ **Dining Area - 7'9" (2.35m) x 9'8" (2.94m)**



Dining Area with ample space available for a dining table and chairs 3 bulb pendant light fitting, smoke alarm, Bt point, 2 double power points, double radiator and carpet to the floor. Sliding doors to a family room and open arch to the kitchen.

♦ **Family Room - 9'10" (2.99m) x 10'1" (3.07m)**



Family Room with 4 halogen bulb ceiling light fitting, double radiator, 2 double power points, TV aerial, 2 uPVC double glazed windows with hanging blinds and curtains which overlook the rear aspect.

♦ **Kitchen – 11'11" (3.62m) x 9'1" (2.76m)**



Fitted kitchen with a range of wall mounted cupboards and glass display cabinets with spotlights and under unit lighting, base units with a roll top work top and finished with a tiled splash back to the wall. Various power points. Integrated under counter single oven, 4 ring gas hob and overhead extractor. Stainless steel sink with a chrome mixer tap and drainer. Space for a washing machine, fridge/freezer and slimline dishwasher. Wall mounted valliant boiler, extractor fan, wood effect vinyl to the floor, double radiator, uPVC double glazed window with hanging blinds that overlooks the rear aspect. Open arch to the dining area and uPVC double glazed door leads out to the back garden.

♦ **Stairs and Landing**

Carpeted staircase leading to upper accommodation with wooden handrail. On the landing there is a 4 halogen bulb strip light fitting, smoke alarm, loft access, single radiator, single power point and a BT point. Doors leading to the Bedrooms.



♦ **Bedroom 1 - 9'10" (2.99m) x 9'10" (2.99m)**



Double Bedroom with uPVC double glazed windows with fitted blinds and hanging curtains overlooks the rear aspect. Carpet to the floor. Single radiator. Various power points. 4 bulb ceiling strip light fitting. Concealed mirror door to the en-suite shower room.



♦ **En-Suite – 2'10" (0.85m) x 6'5" (1.94m) incl shower recess**

Low level W.C, wall mounted wash hand basin with chrome mixer tap and corner shower enclosure with shower tray, wet wall and mains operated shower. Mid height wood panelling, extractor fan 4 bulb light fitting, wall mounted medicine cabinet and flooring.

♦ **Bedroom 2 - 12'6" (3.81m) x 9'11" (3.02m)**





Double bedroom with a 3 bulb ceiling light fitting, single radiator, various power points, carpet to the floor. uPVC double glazed window with fitted blinds and hanging curtains which overlooks the front aspect. Large built-in wardrobe fronted by 3 wooden sliding doors offers part shelf and hanging storage.



♦ **Bedroom 3 - 9'11"(3.02m) x 7'9"(2.35m)**



Bedroom with 3 bulb light fitting, 2 double power points, single radiator, carpet to the floor. uPVC double glazed window with fitted blinds and hanging curtains which overlooks the rear aspect.

♦ **Front & Rear Gardens**



The front Garden is easily maintained, mainly laid to stone chips with mature plants and partially enclosed within a walled boundary. To the rear of the property, which is accessed by a secure gate, there is a paved patio seating area located outside the kitchen door. The remainder of the garden is laid to lawn with established trees and shrubs around the perimeter fence. Outside tap.



♦ **Driveway & Garage - 9'7" (2.91m) x 24'0" (7.31m)**

Loc block Driveway allowing off street parking for several cars. Loc block pathway provides access to the front door where there is an outside light. Secure wooden gates enclose the side garden. Further stone chip driveway behind the gates leads to a Detached Timber built Garage with up and over door to the front, power and strip lighting, side access and Rear and side glazed windows.

**Note 1**

All integrated appliances are included in the sale. All floor coverings, blinds and light fittings 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 Currently D

**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.

52 High Street / Elgin / Moray / IV30 1BU

Tel: 01343 549944 / Fax: 01343 552378 / Email: [info@gpc-elgin.co.uk](mailto:info@gpc-elgin.co.uk) / [www.gpc-elgin.co.uk](http://www.gpc-elgin.co.uk)

73 High Street / Forres / Moray / IV36 1AE

Tel: 01309 696296 / Fax: 01309 675293 / Email: [info@gpc-forres.co.uk](mailto:info@gpc-forres.co.uk) / [www.gpc-forres.co.uk](http://www.gpc-forres.co.uk)