



Inverness 28 miles

Elgin 11 miles

68 FORBESHILL

FORRES, MORAY

An attractive, well presented, three bedroomed detached villa, situated at the end of a quiet cul de sac in a popular residential area.

Offers over £165,000

BOWLTS

DIRECTIONS

From Forres town centre, follow the High Street and then Victoria Road eastwards towards Elgin. Immediately before approaching the A96 roundabout, take the turning signposted Forbeshill. Follow this road past the Carisbrooke Hotel, around a sharp right hand corner and then take the third street on the right. 68 Forbeshill is located at the end of the cul de sac on the left.

GENERAL OVERVIEW AND AMENITIES

Forres offers the majority of services required for everyday living, including a good range of shops and supermarkets, primary and secondary education, a health centre and railway station with regular services to Inverness and Aberdeen.

This three bedroomed house has been recently modernised and upgraded throughout and is presented in excellent decorative order and is in move-in condition. It benefits from double glazing, gas fired central heating and is supplied with mains services.

Purchasers should note that Planning Permission has previously been granted for alterations to the property, including demolition of the existing garage and erection of a 1½ storey extension and conservatory. The Permission has expired but could be renewed, subject to local authority approval. Copies of the previously approved documents can be made available for inspection through the selling agents.

GARDEN/OUTSIDE

The property occupies a generously sized corner plot offering a larger garden than most similar properties within the development.



The front garden provides a paved parking area together with a slabbed driveway providing parking for up to three cars. To the rear is an established and well-maintained garden with lawn, raised vegetable garden, established shrub borders and patio accessed from the house through the kitchen/dining area, smaller corner patio and outside tap. Please note that the rotary drier will be removed by the seller.

The garden is private with new fencing to two sides and a large hedge to the rear. Within the rear garden is a 10ft x 8ft wooden garden shed with workbench, lighting and electrical sockets.

The property further benefits from an adjoining garage of concrete block construction with box profile sheeted roof. The garage has concrete floor, lighting and power, internal cold water tap and shelving with additional storage above the up and over door.

BOUNDARIES

The boundaries are as shown approximately on the sale plan at the rear of these particulars.

ACCESS

Access is directly from the public roadway.

COUNCIL TAX BAND

68 Forbeshill is within Council Tax Band C. The local authority is the Moray Council. Tel: 01343 543451.

POSTCODE

IV36 1JL.

HOME REPORT

A Home Report is available and can be obtained from the selling agents. The EPC rating is D. Please note that the Home Report valuation does not have regard for carpets, integrated appliances, blinds or the garden shed, all of which are included in the sale.

VIEWING

Interested parties may view the property by prior arrangement with the sole selling agents, Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

ENTRY

Entry to the property will be granted at a date to be mutually agreed with the vendor.

OFFERS

Offers in excess of £165,000 (ONE HUNDRED AND SIXTY FIVE THOUSAND POUNDS) sterling are sought for the property, to include carpets, blinds, integrated appliances and garden shed.

Offers should be submitted in formal Scottish legal terms to Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

It should be noted that the seller reserves the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents. The seller will not be bound to accept the highest or indeed any offer for this property.

CLOSING DATE

In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us. It is recommended that interested purchasers register their interest in this property in writing by letter rather than relying on email.

ADDITIONAL NOTICE

Bowlts Chartered Surveyors have been instructed to sell this property on behalf of a member of their staff.

ACCOMMODATION

The accommodation comprises:-

- **Downstairs Hallway**
New carpet throughout, double radiator, smoke alarm, under-stair storage cupboard, two double and one single power points.



- **Lounge (4.05m x 3.55m)**
Large picture window to the front, vertical blinds, double radiator, oak flooring, part-glazed doorway to hall, television points in two corners, three double and one single power points, opening leads to:-
- **Dining Area/Kitchen (4.52m x 2.68m)**
Open plan dining area and kitchen, patio doors from dining area lead to the rear patio, recently modernised kitchen with good selection of low level and wall mounted units, ample worktop area, integrated Hotpoint 4-plate hob, integrated Zanussi eye level fan assisted double-oven/grill, integrated Whirlpool upright fridge/freezer, plumbing for both washing machine and dishwasher, ceramic Rangemaster 1½ sink with drainer, six LED downlighters, under-unit lighting, tiled splashback, stainless steel extractor hood, four double points at worktop level, one further double power point in dining area, upright space saving radiator, vertical blinds to patio doors, vinyl flooring throughout. Please note that the integrated appliances only are included for sale.
- **Bathroom (2.65m x 1.67m)**
Modern bathroom with three piece white Ideal Standard bathroom suite with chrome mixer taps, Mira Sport electric shower above bath with glass shower screen, heated Acova towel rail,

modern tiling to bath and sink splashback, under-sink unit, large glass mirror above sink, shelved storage cupboard with louvre doors, Inline extractor fan, vinyl flooring throughout.

- **Bedroom 1 (2.70m x 2.13m)**
Single bedroom, also suited to use as an office/study, double radiator, two double power points, telephone socket, vertical blinds, fitted carpet.

Stairway leads to:-

- **Upstairs Landing**
Shelved storage cupboard houses condensing gas boiler, combined smoke and carbon monoxide alarm, access hatch to attic.

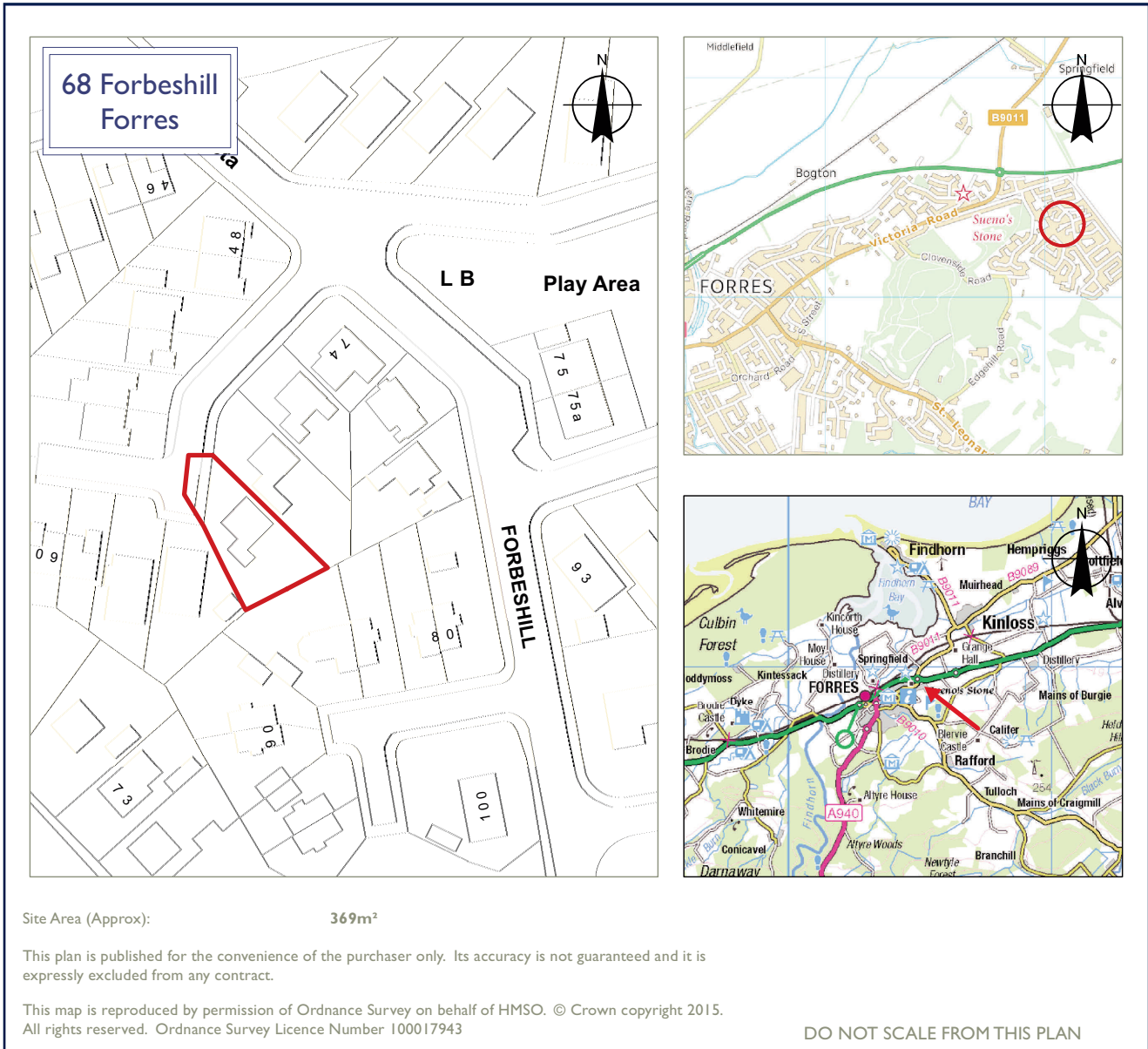


- **Bedroom 2 (3.62m x 3.30m)**
Recently modernised good sized double bedroom, fitted carpet, two built-in wardrobes and one built-in storage cupboard with shelving and hanging rails, lighting within wardrobes, fitted carpet, double radiator, four double power points, TV point and single socket with wall hanging bracket for TV, views towards Findhorn Bay.
- **Bedroom 3 (3.63m x 2.92m)**
Recently decorated and upgraded, good sized double bedroom, window to back garden, one wardrobe and one wardrobe/shelved storage cupboard, fitted carpet, double radiator, TV point, two double and one single power points, airing cupboard houses hot water cylinder, access hatches to coomb areas.
- **Attic**
Partially floored, fully insulated, lighting.

NB - all measurements are approximate. Curtains and light shades are excluded from the sale.



BOWLTS



IMPORTANT NOTICE

Bowls for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
- no person in the employment of Bowls has any authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Bowls or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.

REQUIREMENTS OF WRITING (SCOTLAND) ACT 1995

These particulars and any representations made by either Messrs Bowls or the Vendors shall not be binding on Messrs Bowls or the Vendors whether acted on or otherwise, unless the same satisfies the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995.

Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office. We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

AGD/AM 3227 - Date Prepared 20th May 2015