



**Harper
Macleod LLP**
Estate Agents & Solicitors



148 Califer Road, Forres, IV36 1JD

Offers over £115,000

Two bedroom mid-terraced house situated in a residential area in the Town of Forres, with countryside views to the rear. The property is located within walking distance to the local Primary School and Supermarkets. The accommodation comprises entrance hallway, lounge, dining kitchen, two double bedrooms and family bathroom. The property further benefits from double glazing, gas central heating and front & rear gardens.

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ENTRANCE HALLWAY
13'4" x 5'9" (4.08m x 1.77m)



Newly fitted UPVC entrance door; ceiling light fitting; fitted carpet; built-in storage cupboard with shelving and housing the electric consumer units; under-stair storage space; door to lounge; staircase to first floor.

LOUNGE
13'0" x 11'5" (3.98m x 3.50m)



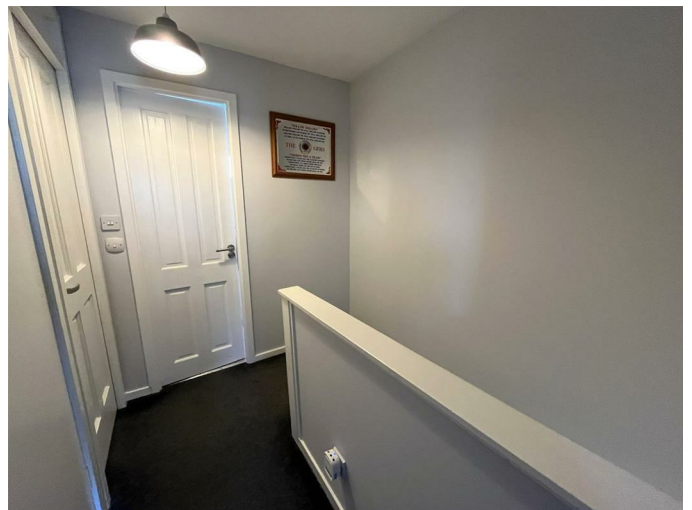
Window to front; ceiling light fitting; fitted carpet; double doors lead to dining kitchen.

DINING KITCHEN
17'6" x 10'6" (5.35m x 3.22m)



UPVC & glazed door and two windows to rear; two ceiling light fittings; wood effect vinyl flooring; modern fitted kitchen grey gloss; central Island with breakfast bar; built-in electric oven; four ring electric hob; integrated fridge freezer; integrated dishwasher; wall mounted gas central heating boiler; space for washing machine and tumble dryer; space for dining table and chairs.

STAIRCASE & LANDING



Ceiling light fitting; fitted carpet; built-in double storage cupboard with shelving.

BEDROOM 1

14'6" x 9'6" (4.42m x 2.91m)



Window to front; ceiling light fitting; fitted carpet; double built-in wardrobes; further built-in storage cupboard.

BEDROOM 2

11'5" x 9'5" (3.50m x 2.89m)



Window to rear; ceiling light fitting; fitted carpet; built-in double wardrobe; further built-in storage cupboard.

BATHROOM

7'8" x 5'4" (2.35m x 1.64m)



Two windows to rear; inset ceiling spotlights; tiled flooring; three piece suite in white comprising WC, sink & bath with mains fed shower over.

OUTSIDE

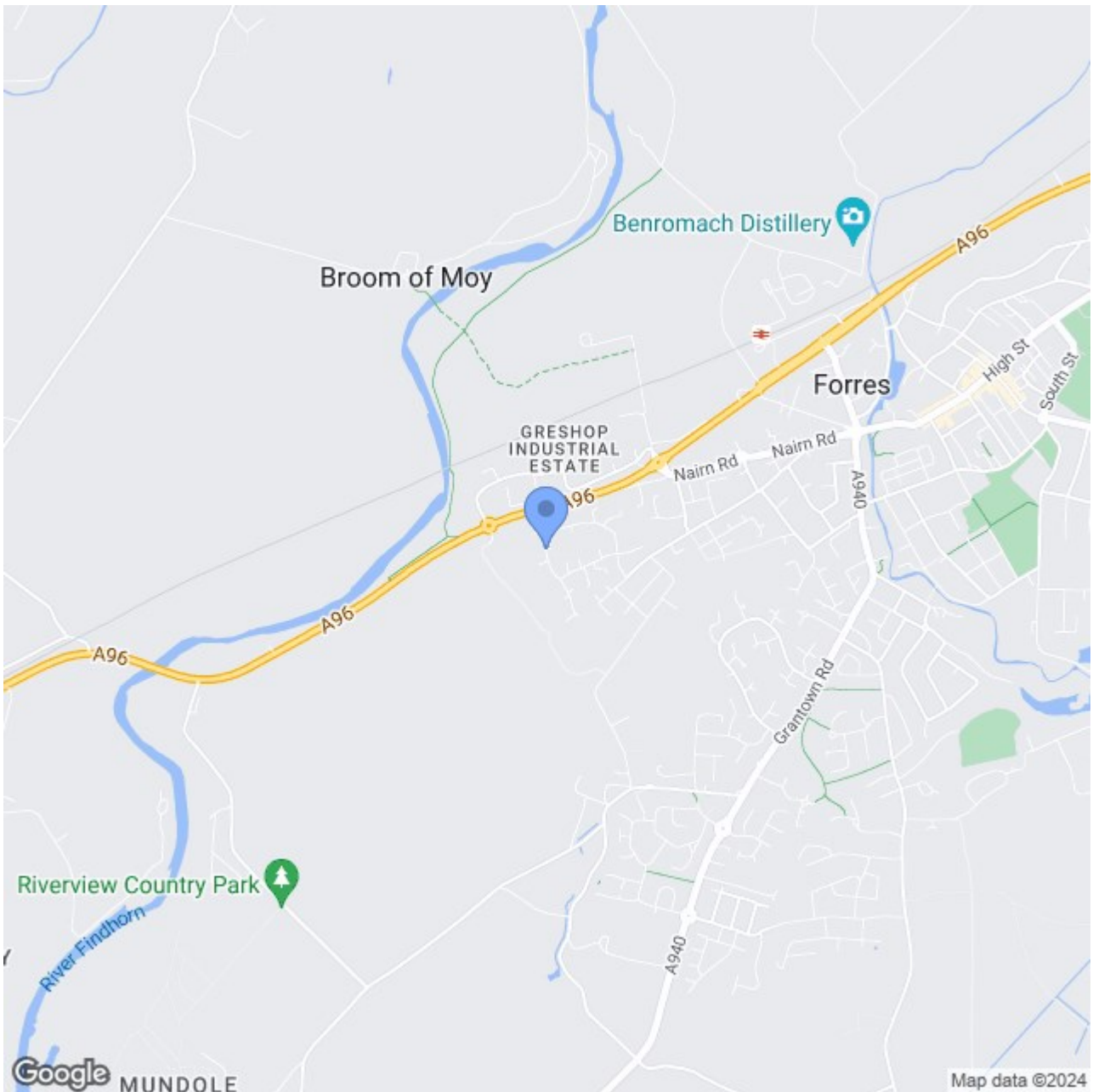


The fully enclosed front garden is laid to low maintenance gravel with a paved pathway leading to the property. The rear garden is also fully enclosed and laid to low maintenance gravel with a paved path leading to a gate providing access to rear lane; Patio area with decking and balustrade; stone-built shed; rotary clothes dryer. Open countryside views to the rear. There is parking available at the front of the property.

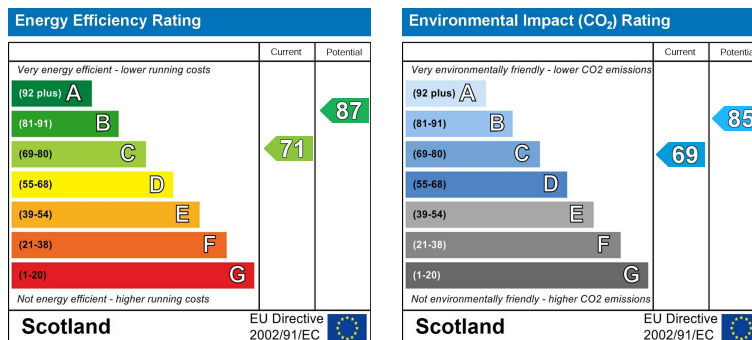
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the oven, hob, integrated dishwasher and integrated fridge freezer in the kitchen and the rotary clothes dryer in the garden.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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