



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**13 Ryvoan Place, Forres, IV36 1FX**

**Offers over £135,000**

Deceptively spacious three bedroom end terraced house situated in a popular residential area of Forres. The accommodation comprises entrance hallway, lounge/diner, kitchen, guest WC, three bedrooms & a family bathroom. The property further benefits from double glazing, gas central heating, Solar Panels contributing to the electricity supply to the property & gardens front & rear.

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#### ENTRANCE HALLWAY



UPVC & glazed door, wood effect flooring, two ceiling light fittings, built-in cloak cupboard, UPVC & glazed door to rear garden.

#### LOUNGE/DINER

16'5" x 10'5" (5.01m x 3.20m)



Window to rear, fitted carpet, two ceiling light fittings.

#### KITCHEN

10'5" x 8'10" (3.20m x 2.70m)



Window to rear, fitted kitchen in medium wood effect, built-in single electric oven, combination microwave oven & grill, 4 ring gas hob & hood, plumbing & space for washing machine, wall mounted gas CH boiler.

#### GUEST WC

6'11" x 2'9" (2.12m x 0.85m)



Window to rear, sink & WC, wood effect flooring, ceiling light fitting.



## STAIRCASE & LANDING



Fitted carpet, ceiling light fitting, hatch to loft space.

## BATHROOM

7'11" x 5'7" (2.43m x 1.71m)



Window to rear, sink, WC & bath with tap/shower attachment, tile effect flooring, inset ceiling spotlights.

## BEDROOM 1

10'7" x 13'6" (3.23m x 4.14m)



Window to rear, double built-in wardrobes, fitted carpet, ceiling light fitting.

## BEDROOM 2

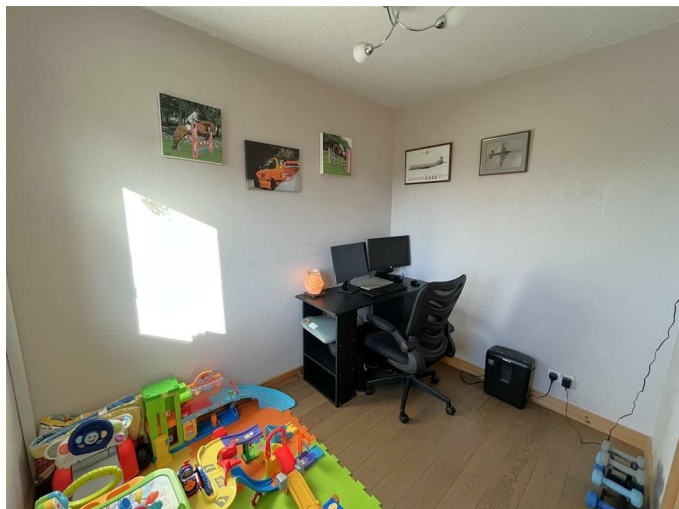
9'8" x 7'9" (2.96m x 2.38m)



Window to front, double built-in wardrobe, built-in storage cupboard, fitted carpet, ceiling light fitting.

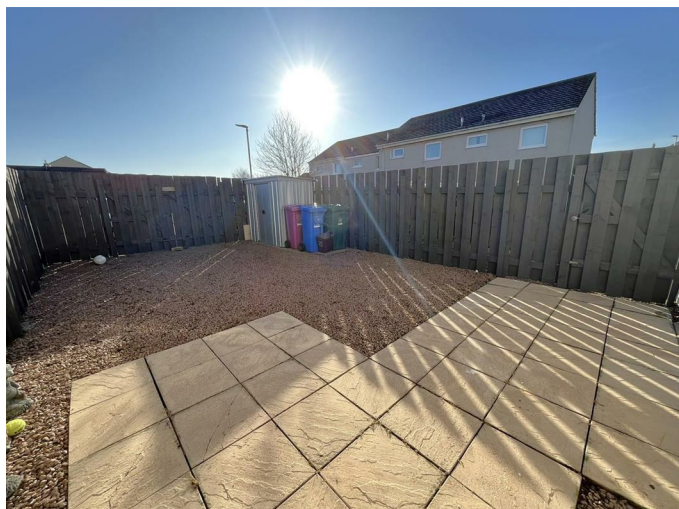
### BEDROOM 3

8'9" x 7'9" (2.67m x 2.37m)



Window to front, wood effect flooring, ceiling light fitting.

### OUTSIDE



The garden to the front is laid with low maintenance gravel & paving. The rear garden is also low maintenance gravel with paved patio area and is fully enclosed by fencing with a pedestrian gate to the side & double gates for vehicle access.

### NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the oven, and the hob & hood in the kitchen.

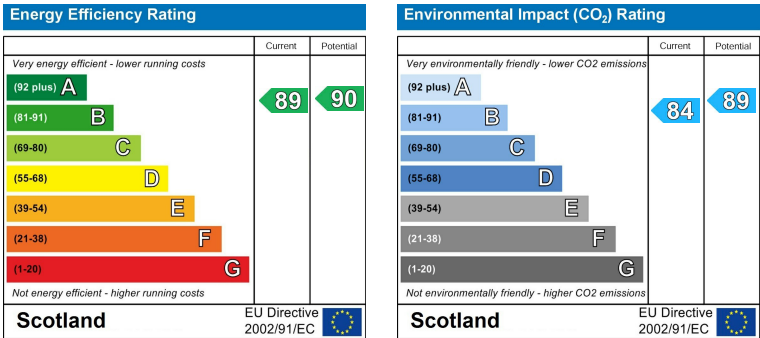
COUNCIL TAX BAND: B

VIEWING ARRANGEMENTS: Contact Selling Agent on 01343 555 150

Area Map



Energy Efficiency Graph



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