



(inc Macleman & McCulloch)  
SOLICITORS & ESTATE AGENTS

**STRATHVILLE**  
**SOUTH STREET, FORRES IV36 1DE**



**DETACHED TRADITIONAL HOUSE**

- ◆ HALL LOUNGE KITCHEN FAMILY ROOM DININGROOM/BEDROOM
- ◆ 4 BEDROOMS BATHROOM WITH OVER BATH SHOWER
- ◆ FULL GAS CENTRAL HEATING PARTIAL SECONDARY GLAZING
- ◆ GARDEN STUDIO/STABLE

**Offers Over £175,000**

82 High Street, ELGIN IV30 1BL

Telephone 01343 542684 or 542211 | Property Enquiries 01343 549555 | Fax 01343 540024 | DX 520651

Email [elgin@cockburns-solicitors.com](mailto:elgin@cockburns-solicitors.com) | [www.cockburns-solicitors.com](http://www.cockburns-solicitors.com)

Offices at

100c High Street, FORRES IV36 1NX Telephone 01309 673373 | Fax 01309 676336 | DX520698

21 High Street, GRANTOWN-ON-SPEY PH26 3EG Telephone 01479 872025 | Fax01479 873285

Partners Colin Styles, David Adams | Solicitors Henrietta Macpherson, Claire Sutton



This is a detached 4/5 bed roomed traditional house set in the centre of Forres with desirable views to the front looking on to Grant Park. The property has retained some of its period features and is Grade C listed. There are good sized garden grounds to the side and front with a separate building housing a studio and stable. A driveway provides off-road parking for several cars. The property does require some TLC but has the potential to make an ideal family home in a much sought-after area of Forres.

Forres is an attractive town with a good range of shops and a variety of local amenities. It lies a few miles from the sandy beaches of the Moray Firth and the popular village of Findhorn. The town benefits from having primary and secondary schools, a leisure centre and excellent rail and bus transport systems. The whole of the Moray area offers a variety of leisure pursuits including bowls, golf and mountain biking. Skiing is available at the Lecht and Cairngorms which are within a 1 ½ hrs drive. Inverness airport is approximately 45-minute drive with Aberdeen airport approximately 1 ½ hrs.

**The accommodation comprises:**

#### **DOWNSTAIRS**

##### **HALL**

The traditional style 1 ½ door opens into the hall. There is an under-stair cupboard providing storage space. A carpeted stairs case leads to the upper accommodation.

##### **LOUNGE (into the Bay window)**

**5.45x4.19**

This room features an open coal fire with a tiled fire surround and hearth. There is a large bay window looking to the front. Fitted carpet. 3 x wall lights.

##### **KITCHEN (at widest points)**

**3.93 x 2.57**

Range of floor and wall mounted units with complementary work tops and wall tiling. There is a space for a washing machine and fridge. Stainless steel sink and drainer. Window looking to the front. Wall mounted 'Ideal' Gas boiler for hot water and central heating. Vinyl flooring. Partially glazed door to the side garden.

##### **BATHROOM (at widest points)**

**3.00x2.25**

White coloured bathroom suite comprising WC, wash hand basin with cupboard below, bath with over bath shower and curtain. Complementary wall tiling. Vinyl flooring.

##### **BUILT-IN CUPBOARD**

**1.35x1.92**

Cupboard with shelving providing ideal storage space.





### **DININGROOM /BEDROOM**

**4.19x3.95**

Decorative ceiling with ornate ceiling rose. Dual aspect with windows looking to the front and to the side. Built-in cupboard with shelves. Fitted carpet. Picture rail.

### **UPSTAIRS TO FIRST FLOOR**

Carpeted stairs leads to the first floor landing where there is a window looking to the front.

### **DOUBLE BEDROOM 1**

**4.16x4.03**

This room has a window looking to the front and one to the side. There is an ornate fire surround. Picture rail. Fitted carpet.

### **FAMILY ROOM**

**4.38x4.15**

Window looking to the front. Ornate fire surround. Picture rail. Shelved alcove. Fitted carpet. Door to Bedroom.

### **DOUBLE BEDROOM 2**

**4.35x4.07**

Large bright room with a window looking to the front and another to the side. Vanity sink with cupboard below. Picture rail. Hatch to attic. Fitted carpet.

### **UPSTAIRS TO SECOND FLOOR**

Carpeted stairs lead to the top floor where there is a skylight window on the landing.

### **BEDROOM 3**

**4.08x2.91**

Fitted carpet. Window looking to the front with views over the park.

### **BEDROOM 4**

**4.41x2.89**

Fitted carpet. Window looking to the front with views over the park.

### **OUTSIDE**

An iron gate provides access to the garden and the path to the front door. The front garden is laid out in gravel with concrete areas. There is a drive providing off-road parking for several cars leading to a large area of ground at the side of the house. The stable and studio building requires some modernisation but could be renovated to provide ideal space which could be used for a number of purposes.

### **SPECIAL CONDITIONS OF SALE**

A Home report for the property is available on [www.onesurvey.org/](http://www.onesurvey.org/) or from the selling solicitors.

The property is Grade C listed.

Items of furniture in the property may be available by separate negotiation.



**COUNCIL TAX**

Band E

**ENERGY RATING**

Band E

**ENTRY**

By arrangement

**VIEWING**

Strictly by appointment by telephoning the Selling Solicitors on 01343 549555. Appointments to view are available during the day, evenings and weekends.

**PRICE**

As an indication of price range offers over £175,000 are invited.



**CLOSING DATE**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with the Selling Solicitors through their Solicitors. Only parties who have noted an interest formally through a Solicitor will be advised of a closing date, but notwithstanding, the sellers reserve the right to accept any offer at anytime without further intimation.

The above particulars are set out as a general guide for interested parties. Occasionally colours may not be accurately reproduced because of the use of digital photography in producing the schedule. All descriptions, dimensions, reference to condition and other details are given in good faith and are believed to be correct but parties should not rely on them as statements or representations of fact and should satisfy themselves as to their accuracy.