

St. Catherine's House, St. Catherine's Road, Forres, IV36 1LS



We are delighted to offer this six bedroomed stone built detached house situated over three storeys located in a central location of the picturesque town of Forres.

DETACHED STONE BUILT HOUSE

SIX BEDROOMS

TWO ATTIC ROOMS

GOOD CONDITION

DRIVEWAY

LARGE PRIVATE GARDENS

STORAGE SHEDS

CENTRAL LOCATION

GAS CENTRAL HEATING

DOUBLE GLAZING

EPC RATING E

Offers Over
£275,000

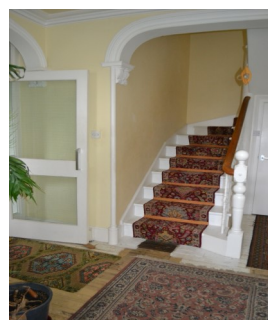
We are delighted to offer this large stone built detached house situated in a central location of the picturesque town of Forres



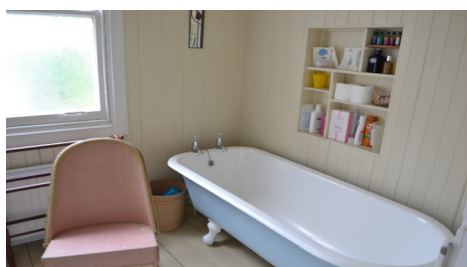
The property is a short walk to all local amenities and transport links of the picturesque town of Forres which offers a range of local shops, supermarkets, restaurants, Schools, Swimming pool / Fitness Centre and Health Centre. Forres is also gifted with the award winning gardens of "The Grant Park" which hosts a number of local events.



The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Ground Floor:- Entrance Lobby, W.C., Boiler Room, Kitchen/Diner, Front Hall, Lounge, Laundry/Utility Room, Dining Room, Office, Snooker/Games Room. First Floor:- Five Double Bedrooms, Three Shower Rooms, Bathroom. Second Floor: Two Attic Rooms. Back Flat: Hall, Kitchenette, Sitting Room/Sun Room, Bedroom and en-suite Bathroom. Outside: Large Garden, Workshop, Garden Shed, Potting Sheds and Log Store.



The front door opens to a spacious hall with lots of original features which leads to all the ground floor accommodation. The Kitchen/diner is a very spacious and bright room with large windows allowing natural light to flood in. There is a stainless steel sink and drainer, together with a range of wall and base mounted units, fitted work surfaces, grey slate flooring and fitted shelved cupboards. The Kitchen houses a large double oven with hob and "Raeburn" oil fired stove which creates a lovely focal point to the room. There is ample space for a large family dining table for all your informal dining requirements. From the Kitchen there is access to the Laundry/Utility room, a large Lounge with Bay window to front, feature fireplace and original pine flooring. The spacious Dining Room is another large room with window to front, pine flooring and feature fireplace. The W.C., Boiler Room, Office and a large Games Room with full size snooker table can also be found on this floor.



The Back Flat which is also located on the Ground Floor houses two good sized storage cupboards, Kitchenette, Sitting/Sun Room with teak flooring and south facing patio doors leading out onto a slabbed patio area, ideal for all your entertaining requirements. There is a good sized Bedroom with built in storage facilities and en-suite Bathroom with oak flooring W.C., pedestal wash hand basin and Shower Cubicle.

On the First Floor can be found Five Double Bedrooms one of which houses an en-suite Shower Room and a good sized Family Bathroom. From this floor there is access to the Second Floor which houses two further Attic Rooms.



Outside the property there is a driveway with ample parking facilities, a large enclosed private garden laid out to lawn offset with mature bushes and shrubs, vegetable patch, large storage sheds, potting sheds, wood store and slabbed patio area for all your entertaining requirements.

This spacious characteristic property retains many of its original features and would make a lovely family home. An internal viewing is highly recommended.

If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on
01309 673836

- **GROUND FLOOR**

- Kitchen/Diner: 6.80m x 4.08m (22'4" x 13'5")
- Laundry/Utility Room: 4.57m x 1.82m (15'0" x 6'0")
- Lounge: 6.40m x 4.87m (21'0" x 16'0")
- Dining Room:: 7.31m x 4.87m (24'0" x 16'0")
- Office: 4.57m x 4.26m (15'0" X 14'0")
- Snooker/Games Room: 7.31m x 6.09m (24'0" x 20'0")

- **FIRST FLOOR**

- Bedroom 1: 5.48m x 3.65m (18'0" x 12'0")
- Bedroom 2: 6.40m x 4.57m (21'0" x 15'0")
- Bedroom 3: 6.40m x 4.57m (21'0" x 15'0")
- Bedroom 4: 3.35m x 3.65m (11'0" x 12'0")
- Bedroom 5: 3.35m x 3.65m (11'0" x 12'0")
- Bathroom: 3.65m x 3.35m (12'0" x 11'0")

- **SECOND FLOOR**

- Two Attic Rooms 3.65m x 3.65m (12'0" x 12'0")

- **BACK-FLAT**

- Kitchenette: 3.65m x 1.82m (12'0" x 6'0")
- Sitting Room/Sun Room: 3.65m x 3.65m (12'0" x 12'0")
- Bedroom: 3.65m x 3.65m (12'0" x 12'0")
- Bathroom: 3.04m x 1.82m (10'0" x 6'0")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.