

14 Hainings Road, Forres, IV36 1LA



We are delighted to offer this two bedroom mid terraced house is situated in a quiet but central location of the picturesque town of Forres.

MID-TERRACED HOUSE

TWO BEDROOMS

GOOD CONDITION

QUIET RESIDENTIAL AREA

CENTRAL LOCATION

FRONT & REAR GARDENS

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING

TIMBER SHED

COUNCIL TAX BAND B

EPC RATING C

F208

**Offers Over
£115,000**

This delightful home is situated in an ideal location within walking distance of all local amenities and transport links. The scenic town of Forres offers a wide 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 UPVC Double Glazing and Gas Central Heating.

The good sized accommodation comprises: bright and airy Lounge with electric fire to centre creating a lovely focal point to the room, fully fitted Kitchen with wall and base mounted units, built in ceramic hob, extractor hood, fridge freezer and double oven, slimline dishwasher and plumbing for automatic washing machine, two good sized Double Bedrooms with built in storage and nicely decorated Shower Room with walk in corner shower cubicle and under sink storage.

Outside, the property sits in well maintained gardens to both front and rear. The front garden is laid to lawn with a slabbed area and the rear garden is slabbed for ease of maintenance. Timber Shed.

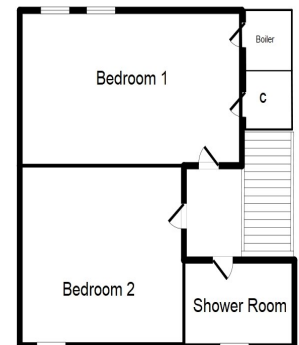
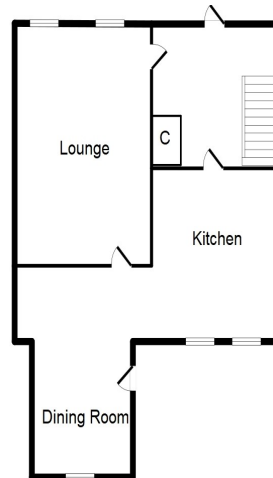
This is a lovely presented property in an ideal location and an internal viewing is highly recommended.





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

- Lounge: 4.84m x 3.14m (15'11" x 10'4")
- Kitchen: 3.52m x 2.23m (11'6" x 7'4")
- Dining Room: 4.24m x 2.57m (13'11" x 8'5")
- Bedroom 1: 4.49m x 2.98m (14'9" x 9'9")
- Bedroom 2: 3.34m x 3.41m (10'11" x 11'2")
- Shower Room: 1.91m x 1.67m (6'3" x 5'6")



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.