15 St Ronans Road, Forres IV36 1BQ



We are delighted to present this attractive and generously proportioned three-bedroom first-floor flat, situated within a popular residential area, conveniently located just a short walk from the Town Centre and local schools.

Offering spacious, well-presented accommodation throughout, this property would make an ideal purchase for first-time buyers, growing families or those looking to downsize without compromising on space.

The property benefits from a private entrance, a welcoming hallway, a spacious lounge, a breakfasting kitchen, three well-proportioned bedrooms and a family bathroom. Further benefits include gas central heating, double glazing and an enclosed garden.

The nearby Town Centre offers an excellent range of amenities, including local and national retailers, banks, supermarkets, a Post Office and leisure facilities. The area also benefits from award-winning parks, providing attractive outdoor spaces for relaxation and recreation.

EPC Rating Band “C”

OFFERS OVER £160,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance & Staircase



The property is accessed via a private entrance with a secure door incorporating glazed panels. A carpeted staircase, complete with handrail, leads to the first-floor accommodation, where double-glazed doors provide access to the hallway.

Hallway – 21'1" x 7'4"

A particularly spacious hallway providing access to the lounge, all three bedrooms and the bathroom. Finished with fitted carpeting, the hallway also benefits from recessed spotlights, a radiator, smoke alarm and loft access. A useful built-in cupboard houses the consumer units and provides additional storage.

Lounge – 13'1" x 15'0"

A bright and generously proportioned reception room, featuring front-facing windows which allow plenty of natural light. The lounge benefits from fitted carpeting, decorative coving, an attractive ceiling light fitting, a double radiator and multiple power points, together with a TV connection. A door provides access to the breakfasting kitchen.



Breakfasting Kitchen – 9'11" x 8'5"

A well-appointed kitchen fitted with a range of base and wall-mounted units, complemented by roll-top work surfaces and a breakfast bar, providing an ideal space for informal dining.

Integrated appliances include a single oven and four-ring gas hob, with additional space for a washing machine and fridge freezer. Further features include a composite sink with drainer and mixer tap, rear-facing window, double radiator and a wall-mounted Worcester gas-fired boiler.





Bedroom One – 12'3" x 13'1"

A spacious double bedroom with a front-facing window, fitted carpeting and multiple power points. A built-in cupboard incorporating hanging and shelved storage provides useful additional space.





Bedroom Two – 11'7" x 13'1" (maximum)

Another generously sized double bedroom, featuring a side-facing window, fitted carpeting and a built-in cupboard with shelving. Additional benefits include a double radiator, multiple power points and loft access.

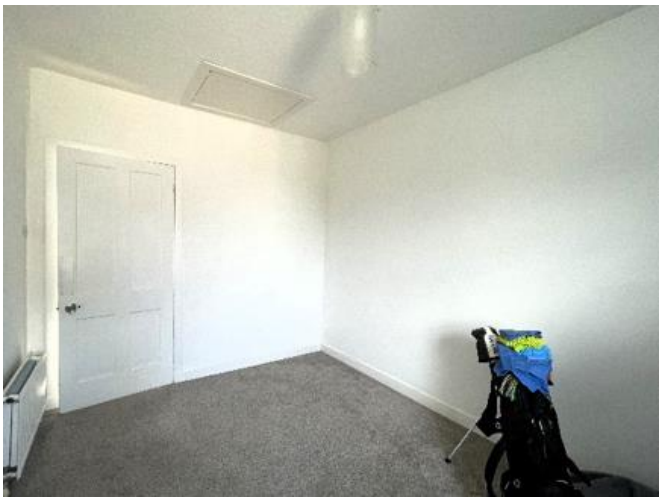




Bedroom Three – 13'1" x 8'8"

A well-proportioned third bedroom with a side-facing window, fitted carpeting, a double radiator and loft access. This versatile room could also be utilised as a home office, study or guest bedroom.





Bathroom – 6'10" x 6'3" (measurements to be verified)

The bathroom is fitted with a low-level WC, pedestal wash hand basin, corner bath and separate shower enclosure incorporating an overhead electric shower. The room benefits from wet-wall panelling, complementary ceramic wall and floor tiling, recessed spotlights, an extractor fan, double radiator and a rear-facing obscure-glazed window.





Gardens

The property benefits from a enclosed rear facing garden, accessed via steps and a gated entrance. A paved pathway leads towards the property and garden area.





Additional Information

- Three spacious bedrooms
- First-floor accommodation
- Private entrance
- Spacious lounge
- Breakfasting kitchen with breakfast bar
- Enclosed garden
- Gas central heating
- Double glazing
- EPC Rating: C
- Council Tax Band: B

Included in the Sale: All floor coverings, blinds, curtain poles, light fittings and integrated appliances are included.

An excellent opportunity to purchase a spacious and well-maintained three-bedroom home in a convenient and popular residential location, close to local amenities, schools and leisure facilities.

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment