



22 ROYSVALE PLACE, FORRES



Located in a popular residential area of Forres, we are pleased to offer a 2 Bedroom Bungalow which is presented in good order. The property is within walking distance of the town, providing local and national retail shops, post office, banks and supermarkets.

The property comprises; Entrance Vestibule, Lounge, Dining Kitchen, Two Bedrooms and Bathroom. Further benefits include Double Glazing, Gas Central Heating, Garden and Off-Street Parking.

Viewing is Strongly Recommended.

EPC Rating Band C

OFFERS OVER £170,000

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

Entrance Hallway - 4'7" x 4'0"

Entrance to the property is through a secure door with obscure glazed panel. Single pendant light fitting and smoke alarm to the ceiling. Built in cupboard offering storage space and houses the consumer units. Carpet to the floor. Doors leading to Lounge and Bedroom 2.



Lounge - 14'10" x 13'4" (maximum measurement)

Spacious Lounge with a window to the front aspect with hanging curtains. Focal point of the room is a multi-fuel burner with slate hearth, brick inset and mantel. Carpet to the floor. 5 bulb light fitting, carbon monoxide and smoke alarm to the ceiling. TV point, BT point and various power points. Double radiator. Door leading to the Vestibule and Inner Hallway.





Inner Hallway - 3'1" x 9'4"

The Inner Hallway provides access to the Kitchen, Bedroom 1 and Bathroom. Single pendant light fitting and smoke alarm to the ceiling. Loft access. Single radiator.



Dining Kitchen - 11'10" x 13'7"

Glazed sliding door leading to the fitted Kitchen with a range of base units and wall mounted cupboards. Ceramic tiling to the walls. Integrated appliances include a single oven, four ring hob and overhead extractor. Space available for a washing machine and fridge freezer. Stainless steel sink, drainer and mixer tap. Two, three bulb light fittings and heat sensor to the ceiling. Window to the rear aspect with roller blind. Velux window giving natural light. Wood effect vinyl to the floor. Double radiator. Various power points. Wall mounted heating control. Pine accessories. Ample space available for a dining table and chairs. Secure door leading to the Garden.



Bedroom 1 - 10'5" x 9'11"

Double Bedroom with window to the rear of the property with hanging curtains. Carpet to the floor. Single pendant light fitting to the ceiling. Single radiator, BT and various power points. Built in wardrobe, fronted by sliding mirror doors, offering hanging and shelved storage. Built in cupboard with shelved and hanging storage.



Bedroom 2 - 8'1" x 10'6" (maximum measurement)

Single Bedroom with window to the front aspect with hanging curtains. Single pendant light fitting to the ceiling. Loft access. Single radiator. Two double power points. Built in cupboard with hanging and shelved storage.



Bathroom - 4'11" x 7'6"

Bathroom with low level WC, wash hand basin with mixer tap within a vanity unit and bath with overhead mains shower and shower curtain. Single light fitting to the ceiling. Ceramic tiling to the floor. Wall mounted medicine cabinet fronted by mirror doors. Wall mounted light with shaving point. Double radiator. Window with obscure glass to the rear aspect.



Driveway and Garden

Stone chipped driveway allowing off street parking for two cars. Gate access to Garden to the front, which is laid to lawn with flower border and enclosed by part fence and hedge boundary. Garden to the rear of the property has an are laid to lawn with mature shrubs, trees, variety of fruit trees, rose bushes, flower borders and enclosed by a fence boundary. Stone built shed and timber shed, providing ample storage space. Gate access to the rear pathway.





Note 1 – All floor coverings, curtains and light fittings are included in the sale.

Council Tax Band B

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.

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.
