



7 Morlich Square, Forres, IV36 1FR



A fantastic opportunity to acquire this attractive two-bedroom home, offering well-proportioned accommodation, modern interiors and delightful outdoor space. The property boasts a spacious lounge, a contemporary fitted kitchen/diner, a modern bathroom and two generous double bedrooms with fitted storage.

Externally, the enclosed rear garden is a real highlight, featuring artificial lawn, established greenery, a greenhouse with grapevine and a charming summer house with surrounding decking — perfect for relaxing or entertaining. Further benefits include a welcoming entrance hallway, gas central heating, double glazing, solar panels and secure gated access to parking.

An internal viewing is strongly recommended.

EPC Rating Band “B”

OFFERS OVER £130,000

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

Entrance Hallway – 26'9" (8.14m) extending to 5'10" (1.77m) at the dining area

The property is entered through a secure front door fitted with a security spyhole and flanked by two obscure-glazed panels, leading into the entrance hallway. The hallway benefits from three ceiling light fittings, a smoke alarm, Hive control panel, single radiator, BT point, and a combination of double and single power sockets.

A door provides access to a spacious walk-in cupboard, fitted with wall-mounted coat hooks and housing the solar PV control panels and consumer units. The flooring is finished with high-gloss walnut-effect laminate. At the rear, a further secure door with an obscure-glazed inset panel and two matching side windows leads out to the garden. Further door through to the lounge.



Lounge – 10'5" (3.17m) x 16'6" (5.03m)

A good-sized lounge featuring two three-bulb ceiling light fittings operated by a dimmer switch, a TV point, various power sockets, a smoke alarm and a double radiator. The focal point of the room is a fireplace incorporating an electric fire and wooden mantelpiece.

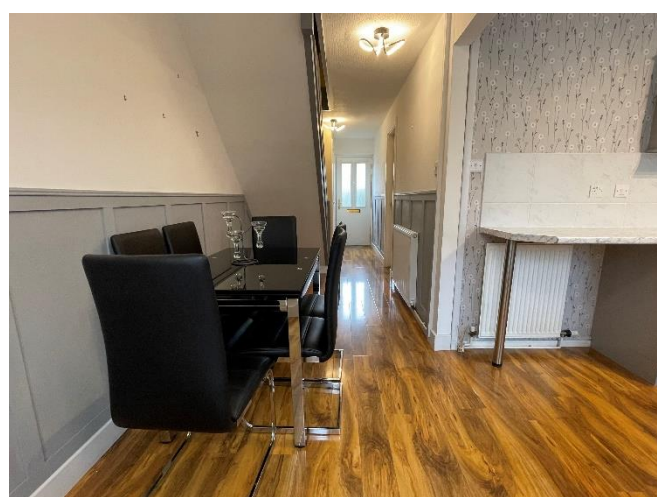
The room is finished with high-gloss walnut-effect laminate flooring and benefits from a uPVC double-glazed window overlooking the front aspect, complete with Venetian blinds, a chrome curtain pole and curtains.



Kitchen – 10'6" (3.2m) x 8'10" (2.69m)

The modern fitted kitchen comprises a range of wall-mounted cabinets, glass-fronted display units and base units, complemented by roll-top work surfaces and a ceramic tiled splashback.

Cooking facilities include a double electric oven, hob and stainless-steel chimney-style extractor hood. There is under-counter space for a washing machine, along with space for a freestanding fridge freezer. A stainless-steel sink with chrome mixer tap and drainer completes the kitchen fittings. Additional features include an overhanging breakfast bar, a single radiator, various power sockets, including USB charging points, and space for a dining table and chairs. A uPVC window fitted with a day-and-night blind, overlooks the rear aspect.



Staircase and Landing

A carpeted staircase with painted balustrade and spindles leads to the first-floor landing. The landing features a ceiling light fitting, smoke alarm, loft access and carpeted flooring, together with a single power socket. Doors lead to both bedrooms and the bathroom.

Bedroom One – 16'9" (5.1m) x 9'7" (2.91m) (maximum measurements)

A generously proportioned principal double bedroom featuring a three-bulb ceiling light fitting, single radiator, wood-effect flooring and two double power sockets. Storage is provided by a single cupboard with partial shelving and a fitted double wardrobe with mirrored sliding doors. The room also benefits from a smoke alarm and a uPVC window overlooking the front aspect, fitted with a Venetian blind, chrome curtain pole and curtains.



Bedroom Two – 13'8" (4.16m) x 10'7" (3.22m)

A well-proportioned double bedroom featuring a three-bulb ceiling light fitting, Artex ceiling, wood-effect laminate flooring and a single radiator. The room benefits from two double power sockets, one single power socket, a smoke alarm and a fitted wardrobe with wooden sliding doors, providing a combination of shelving and hanging space. A uPVC window overlooks the rear aspect and is fitted with a Venetian blind, curtain pole and matching tiebacks.



Bathroom – 7'10" (2.38m) x 5'6" (1.67m)

The modern fitted bathroom comprises a central bathtub with chrome mixer tap and shower attachment, a vanity unit incorporating a washbasin with chrome mixer tap, and a low-level WC with concealed cistern. The room is finished with full-height wall tiling and tiled flooring, complemented by a wall-mounted mirror, chrome heated towel rail and recessed halogen ceiling lights. Recessed ambient lighting is also set into the floor around the bathtub. An obscure-glazed uPVC window to the rear aspect provides natural light.



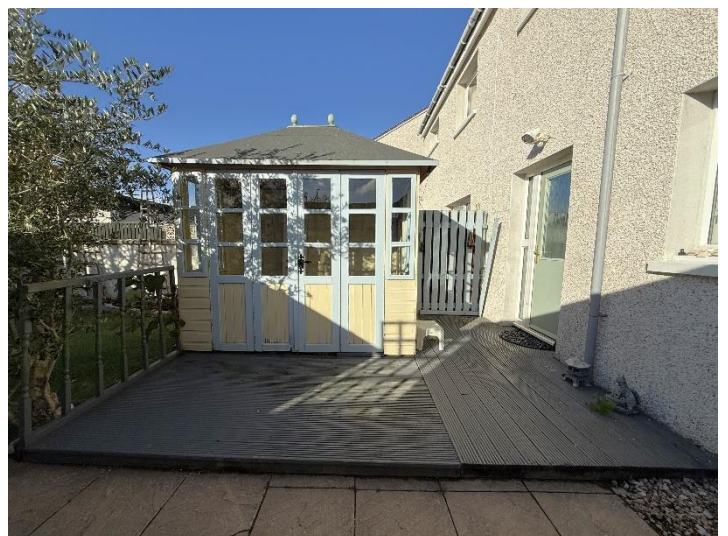
Front and Rear Gardens

The front garden is enclosed by a retaining wall and hedge boundary. A paved pathway leads to the front entrance, with decorative stone-chipped areas on either side. An established rockery with mature shrubs adds further interest.

The enclosed rear garden benefits from a combination of wall and fence boundaries, established trees and artificial grass, creating an attractive and low-maintenance outdoor space. Additional features include a designated bin storage area, rotary washing line, small timber shed and greenhouse incorporating an established grapevine. A paved pathway leads to a secure gate providing access to the parking area. The garden also features a summer house with surrounding decking, an outside light and access to the kitchen/diner.

Summer House – 7'8" x 6'1"

The summer house features glazed panels on three aspects, double concertina doors, carpeted flooring and a double power socket. The surrounding decking provides additional outdoor space, making this a useful and versatile feature of the garden.





Note 1 – All floor coverings, light fittings, integrated appliances 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.
