17 Drumine Road, Forres, IV36 1HX



We are delighted to present this spacious and well-maintained three-bedroom mid-terraced family home, ideally situated in the popular town of Forres.

Located on the west side of Forres, the property enjoys a convenient position within walking distance of local supermarkets, schools, the railway station and regular bus services connecting Inverness and Elgin.

The accommodation comprises a welcoming entrance hallway, cloakroom, bright and spacious lounge, modern kitchen/diner, three well-proportioned bedrooms and a family bathroom.

Further benefits include gas central heating, double glazing, and enclosed gardens to both the front and rear, providing ideal outdoor space for families and entertaining.

Having undergone extensive improvements and upgrades throughout, this attractive property is ready to welcome its new owners. Early viewing is highly recommended to fully appreciate the space, presentation and quality of accommodation on offer.

EPC Rating Band "C"

OFFERS OVER £140,000

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

Entrance

Access to the property is via a secure uPVC double-glazed entrance door, featuring an obscure glazed panel insert and matching overhead obscure glazed window, complete with curtain pole and curtains.

Entrance Hallway – 6'2" (1.87m) x 6'9" (2.04m) (maximum measurements)

A welcoming entrance hallway featuring pendant ceiling lighting, heat detector, smoke alarm, radiator and wall-mounted fuse box. Further benefits include an Openreach socket, double power point and attractive wood-effect vinyl flooring.

A built-in storage cupboard provides useful additional space and currently houses the freezer. Doors lead to the cloakroom and lounge, with an open doorway providing access to the kitchen/diner. A staircase leads to the first-floor accommodation.



Cloakroom – 5'10" (1.77m) x 4'10" (1.46m)

A recently fitted cloakroom comprising a modern low-level WC and vanity wash hand basin with chrome mixer tap. A wall-mounted medicine cabinet with mirrored doors provides additional storage.

Further features include pendant ceiling lighting, radiator, wood-effect vinyl flooring, chrome accessories, wall-mounted mirror and an obscure uPVC double-glazed window overlooking the front aspect.

Lounge – 15’4” (4.67m) x 13’5” (4.08m)

A spacious and attractively presented lounge, enjoying plenty of natural light from two large uPVC double-glazed windows overlooking the rear aspect, both fitted with curtain poles and curtains.

The room benefits from two pendant ceiling light fittings, laminate wood flooring, two double radiators and a range of power points, together with BT and TV connections.

A door provides access to a generous walk-in understairs storage cupboard, complete with lighting, wall-mounted coat hooks, shelving and carpeted flooring.







Kitchen/Diner – 11’9” (3.57m) x 12’8” (3.86m)

A well-proportioned kitchen/diner fitted with a range of wall-mounted cupboards and base units, complemented by black marble-effect work surfaces and matching splashbacks.

Integrated appliances include a single under-counter oven and four-ring gas hob with overhead extractor fan. There is also a stainless-steel sink with chrome mixer tap and drainer, together with under-counter space for a washing machine, tumble dryer and fridge.

Additional features include a Worcester wall-mounted boiler, single radiator, kitchen shelving, two pendant ceiling light fittings, smoke alarm and various power points.

A uPVC double-glazed window overlooks the rear garden, while a further uPVC glazed door, with overhead window, provides direct access to the garden.

The room is finished with vinyl flooring throughout and offers ample space for a family dining table and chairs.







Stairs and Landing

A carpeted staircase with wooden balustrade and additional wall-mounted handrail leads to the first-floor landing.

The landing benefits from pendant ceiling lighting, smoke alarm, double power point and carpeted flooring. Two built-in storage cupboards provide excellent additional storage, both featuring ceiling lighting, carpeted flooring and wall-mounted shelving.

A uPVC double-glazed window overlooks the front aspect, with doors leading to all three bedrooms and the family bathroom.

Bedroom One – 10'1" (3.07m) x 11'10" (3.60m) (maximum measurements)

A well-proportioned double bedroom featuring carpeted flooring, pendant ceiling lighting and a double radiator.

A large built-in double wardrobe provides excellent storage, incorporating shelving and hanging space. Further benefits include TV connection, various power points and a uPVC double-glazed window overlooking the rear aspect, complete with curtain pole and curtains.





Bedroom Two – 12'4" (3.76m) x 6'11" (2.10m)

A further bedroom featuring pendant ceiling lighting, radiator and carpeted flooring. The room also benefits from various power points, TV connection and a uPVC double-glazed window overlooking the rear aspect, complete with curtains.





Bedroom Three – 12’4” (3.76m) x 8’1” (2.46m)

A versatile third bedroom offering space for a double bed or alternative furnishings. Features include pendant ceiling lighting, radiator, carpeted flooring, loft access, various power points and TV connection.

A uPVC double-glazed window with curtains overlooks the rear aspect.





Family Bathroom – 6’5” (1.94m) x 6’9” (2.04m)

A stylish and recently upgraded modern bathroom fitted with a vanity wash hand basin incorporating a chrome mixer tap and WC with concealed cistern.

The bathroom further benefits from a bath with chrome mixer tap and mains-powered shower over. Decorative wet-wall panelling surrounds the bath, with complementary white wet-wall finishes to the remaining walls and ceiling.



Front & Rear Garden

The front of the property is accessed from the main pavement and has an outside shed for storage.

The rear garden is enclosed within a fence boundary and has a secure gate for access to the rear car park. Mainly laid to paving stones with a stone chip border around the fence line for low maintenance gardening. Rotary dryer, outside tap, outside light and power socket. Stone built shed for storage. Two timber storage sheds available by separate negotiation.





Council Tax Band currently - “B”

Note 1 - All light fittings, floor coverings, curtain poles and curtains are included in the sale. (Except curtains in Kitchen and at the front door)

Note 2 – This property has undergone major renovations in the last 18 months too include:

1. New doors and windows
2. New consumer unit
3. New downstairs cloakroom and radiator
4. New Bathroom upstairs
5. New sockets and pendant light fittings
6. Thermostat regulators added to radiators
7. Kitchen has been re-decorated
8. Shed in garden has new door, New fencing to the rear and outside tap added
9. Roof has been professionally cleaned
10. Cavity walls and loft insulation upgraded

Viewing s available 7 days a week, 9am – 9pm, sat & Sun by pre-arrangement with the owner.

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.