



53 WEBSTER DRIVE, FORRES IV36 2AG



We are delighted to offer this modern 3 Bedroom Semi-Detached House located within the new Tullochs Development on the West Side of Forres.

The property is approximately 6 years old and is located close to a convenience store, coffee shop, floors studio and dentist. Local bus stop serving the town centre is just a short walk and the health centre, high street, main bus links and rail links are nearby.

Accommodation comprises; Entrance Hallway, Lounge, Dining Kitchen, Cloakroom, Bedroom with En-Suite, 2 Further Bedrooms and a Bathroom. Further benefits include uPVC Double Glazing, Air Source Central Heating, Driveway with Electric Car Charging Port, Front and Enclosed Rear Garden.

Viewing is Strongly Recommended.

EPC Rating Band "C"

OFFERS OVER £255,000

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



Hallway - 6'11" x 5'11" (maximum measurement)

Entrance to the property is through a secure composite door with decorative glazed panels, security spy hole and chain. Single pendant light fitting and smoke alarm to the ceiling. Single radiator and double power point. Built in cupboard providing storage space. Wood effect Karndean to the floor. Doors leading to the Lounge and Cloakroom.

Cloakroom - 5'11" x 6'0"

Cloakroom with low level WC and pedestal wash hand basin with mixer tap and ceramic tiled splash back. Single pendant light fitting and xpelair to the ceiling. Wood effect laminate to the floor. Obscure glazed window to the side aspect.



Lounge - 10'11" x 16'5"

Nicely presented Lounge with windows to the front aspect with chrome curtain pole. Six bulb light fitting and smoke alarm to the ceiling. Wall mounted bell chime. Wood effect laminate to the floor. BT, TV and various power points. Triple radiator. Wall mounted heating control. Stairs leading to upper accommodation. Multi glazed panel door leading to the Dining Kitchen.





Dining Kitchen - 17'2" x 10'5"

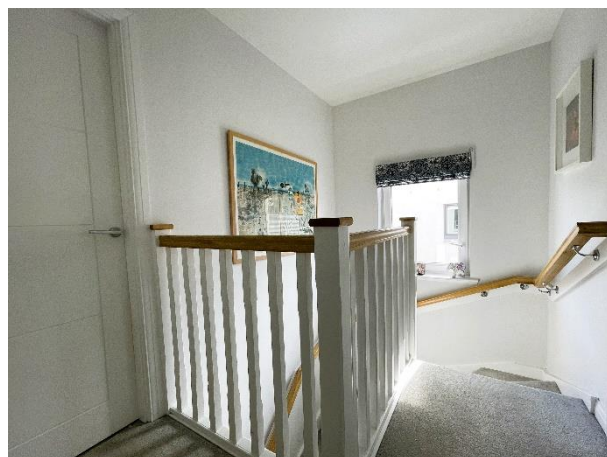
Kitchen with a range of base units and wall mounted cupboards with lighting. Work surface with upstand. Integrated appliances include a single oven, 4 ring hob, overhead extractor, dishwasher, washer/drier and fridge freezer. Composite sink, drainer and mixer tap. Window overlooking the garden to the rear of the property, with roller blind. Built in cupboard housing the Vaillant heating system. Understairs cupboard providing further storage and houses the consumer units. Three bulb, a four-bulb light fitting and two smoke alarms to the ceiling. Various power points. Double radiator. Tile effect laminate to the floor. Ample space available for a dining table and chairs. Patio door leading out to the Garden with chrome curtain pole.





Stairs and Landing

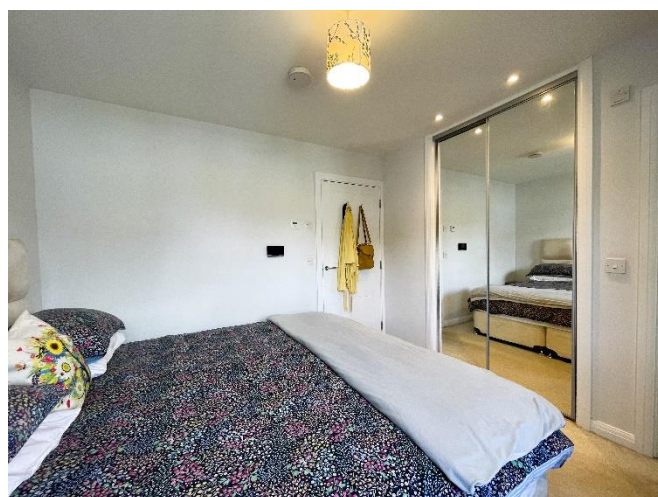
Carpeted staircase with handrail, leading to upper accommodation. Single pendant light fitting and smoke alarm to the ceiling. Loft access. Built in cupboard providing shelved storage space. Landing provides access to the Bedrooms and Bathroom.



Master Bedroom with En-Suite Shower Room

Bedroom - 10'7" x 10'4"

Bedroom with windows to the rear aspect. Fitted carpet to the floor. Double wardrobe, fronted by mirror doors and provides hanging and shelved storage. Single pendant light fitting, two recessed spotlights and smoke alarm to the ceiling. Single radiator, TV point and various power points.





Shower Room - 5'7" x 6'6" plus shower recess

Shower Room with low level WC with concealed cistern, vanity unit with wash hand basin and mixer tap, and shower enclosure with overhead electric shower and ceramic tiling to the walls. Wall mounted mirror. Window with obscure glass to the side aspect with roller blind. Four bulb light fitting and xpelair to the ceiling. Double radiator. Chrome accessories.

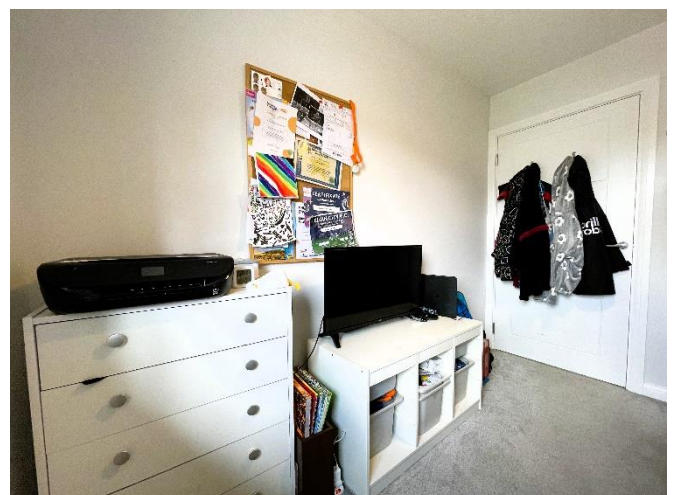
Bedroom 2 - 9'8" x 9'7"

Bedroom with windows overlooking the front aspect with chrome curtain pole. Single light fitting to the ceiling. Various power points and tv point. Carpet to the floor. Single radiator. Built-in wardrobe fronted by mirror sliding doors which provides part shelf and hanging storage.



Bedroom 3 - 7'4" x 9'9"

Bedroom with windows overlooks the front aspect with roller blind. Single pendant light fitting and smoke alarm to the ceiling. Various power points and TV point. Carpet to the floor. Single radiator.





Bathroom - 6'5" x 6'5"

Bathroom with low level WC within a concealed cistern, wash hand basin with mixer tap, ceramic tiled splash back, within a vanity unit providing storage space, bath with shower screen and wet wall finish. Tile effect vinyl to the floor. Wall mounted mirror. Four bulb light fitting and xpelair to the ceiling. Chrome accessories. Single radiator.

Driveway, Front & Rear Garden

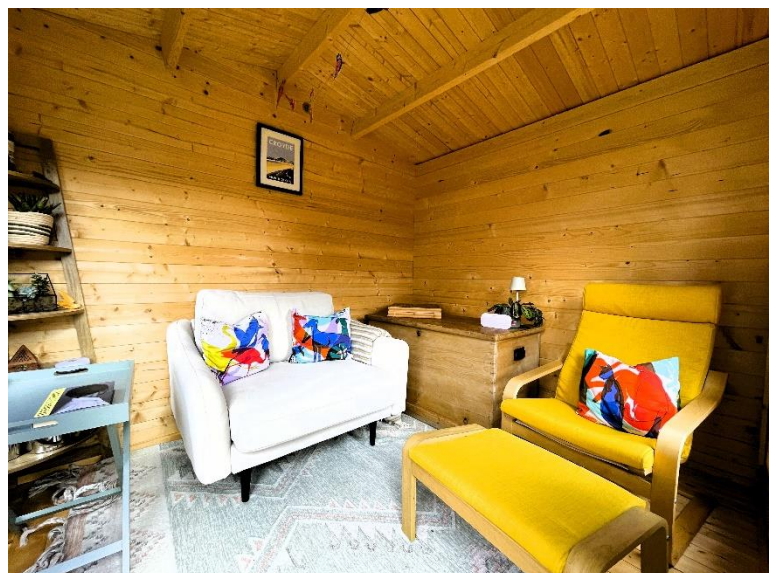
Tarmac driveway providing off street parking.

The front garden is laid to lawn with paved pathway leading to the front door.

Gate access to the rear garden, which is mainly laid to lawn with raised bed. Paved patio and raised decked seating areas. Fence boundary.

Summer House/Shed

Summer house with shed providing storage space.





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

Council Tax Band “D”

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.