

# CLUNY ESTATE AGENTS

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## 6 Lennox Court, Fochabers IV32 7DR



This first floor two bedroom flat is situated in the Speyside town of Fochabers, close to local amenities, and would make an ideal first-time buy or investment purchase.

FIRST FLOOR FLAT  
TWO DOUBLE BEDROOMS  
SHARED COURTYARD  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND A  
EPC RATING C  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED

Offers Around  
£95,000

E1000

This first floor two bedroom flat is situated in the popular Speyside town of Fochabers, close to local amenities and the Speyside Way.

The accommodation comprises: Entrance vestibule, hallway, boiler room, modern kitchen, living room, two double bedrooms with built-in storage and bathroom with corner bath and separate shower.

The property benefits from gas central heating and double glazing, a shared courtyard outside providing a drying area, and a shared external storage cupboard.

This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.

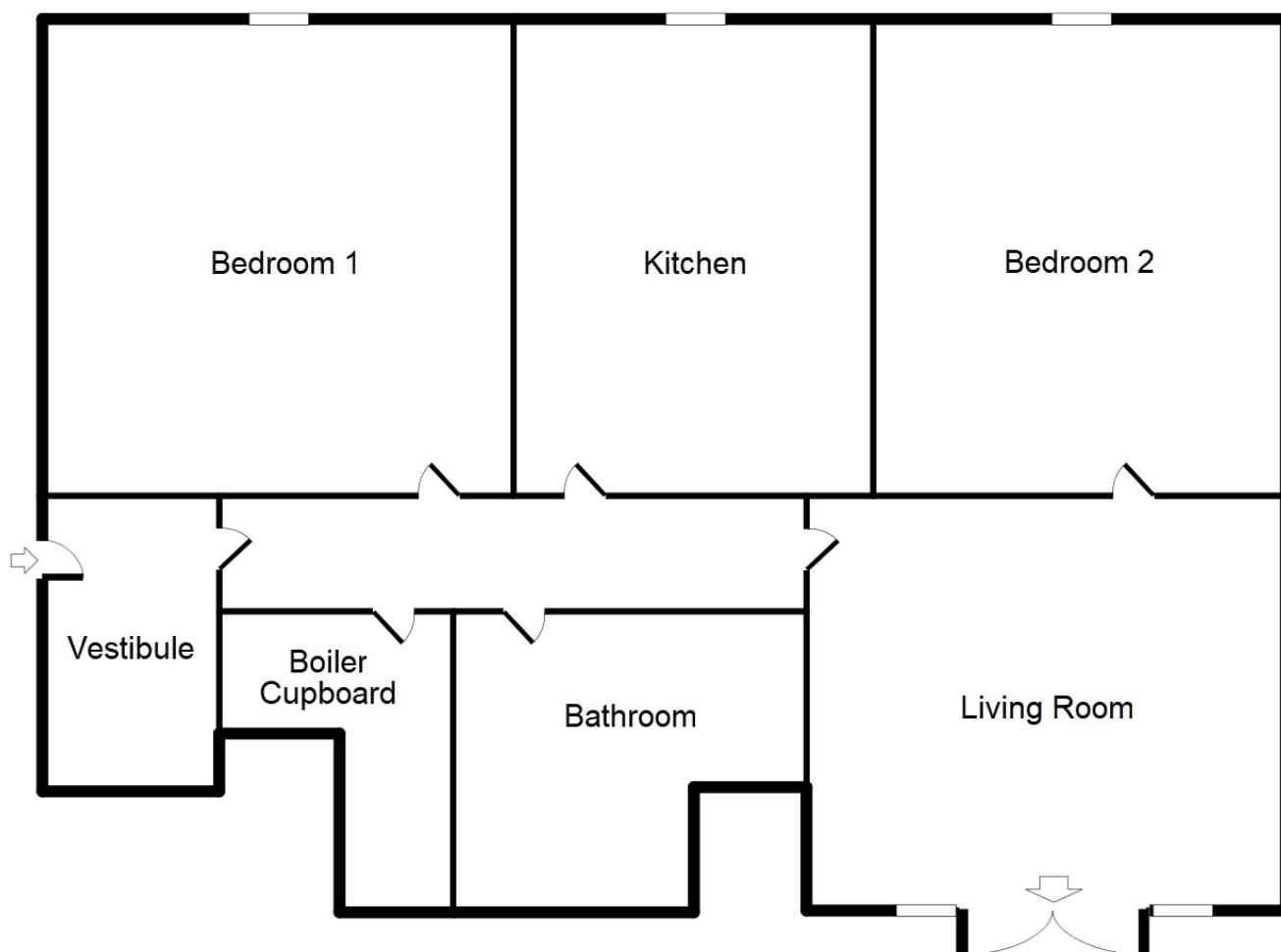






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Vestibule 2.51m x 1.29m
- Boiler cupboard 2.74m x 0.99m
- Kitchen 3.84m x 2.56m
- Lounge 4.28m x 3.88m
- Bedroom 1 3.57m x 3.30m
- Bathroom 2.82m x 2.79m
- Bedroom 2 3.86m x 3.28m



Please note this floorplan is not to scale and is for representational purposes only

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.