

**CLUNY** ESTATE  
AGENTS

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## 15 Knockomie Rise, Forres, IV36 2HE



We are delighted to offer this well presented two bedroom First Floor Apartment situated in a popular residential area of the picturesque town of Forres.

**FIRST FLOOR APARTMENT**

**TWO BEDROOMS**

**FREEHOLD**

**FACTORING APPROX. £12 p.m. £144 p.a.**

**POPULAR RESIDENTIAL AREA**

**GAS CENTRAL HEATING**

**TIMBER DOUBLE GLAZING**

**COUNCIL TAX BAND C**

**PARKING**

**EPC RATING C**

**F302**

**Offers Over  
£115,000**

This well presented two bedroom first floor apartment is located in a popular residential area close to all amenities, shops and transport links. The well proportioned property benefits from Timber Double Glazing and Gas Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge, modern fitted Kitchen with a good selection of wall and base mounted units, integrated oven, gas hob and cooker hood, two good sized double bedrooms incorporating built in wardrobes providing ample storage facilities and a stylish bathroom with three piece suite in white and shower over the bath.

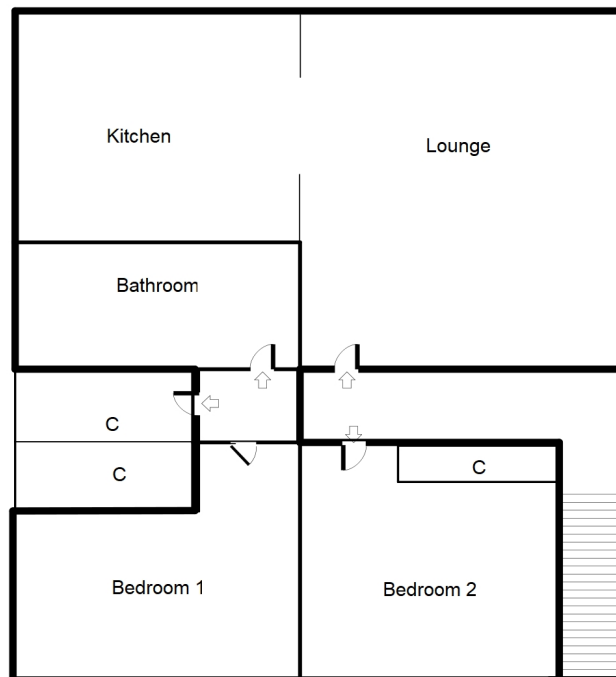
This immaculate apartment would make a lovely home and an internal viewing is highly recommended to appreciate the attractive décor and spacious accommodation on offer.





**If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836**

- Lounge: 4.07m x 4.05m (13'4" x 13'4")
- Hallway: 5.42m x 1.08m (17'9" x 3'7")
- Kitchen: 2.97m x 2.04m (9'9" x 6'8")
- Bedroom 1: 2.96m x 2.65m (9'8" x 8'8")
- Bedroom 2: 2.91m x 2.66m (9'7" x 8'9")
- Bathroom: 2.97m x 1.87m (9'9" x 6'2")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

**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.