

17 Shieldaig Road, Forres, IV36 1FY



We are delighted to offer this two bedroom end terraced house situated in a popular residential area of the picturesque town of Forres.

END TERRACED HOUSE

TWO BEDROOMS

QUIET RESIDENTIAL AREA

GARDENS TO FRONT & REAR

CONCRETE STORAGE SHED

ELECTRIC HEATING

UPVC DOUBLE GLAZING

FREEHOLD

COUNCIL TAX BAND B

EPC RATING C

F235

**Offers Over
£115,000**

This good sized end terraced two bedroom house is situated in a quiet, central location and is within walking distance of all local shops, transport links and amenities.

Benefitting from Upvc Double/ Glazing and Electric Heating. The accommodation comprises: Lounge, Dining Kitchen with wall and base mounted units and window to rear providing a lovely view over the back garden, W.C, Two Large Double bedroom with fitted storage and a well fitted wet room.

Outside, the property sits in well maintained gardens to both the front and rear. The privately enclosed back garden has a concrete shed for storage .

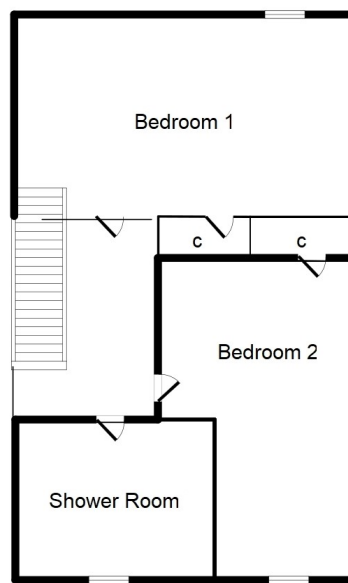
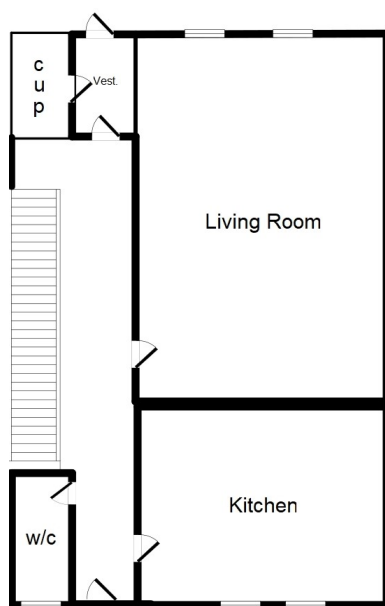
This is a well presented property which would make an ideal family home and an internal viewing is highly recommended to appreciate the bright and spacious accommodation on offer.





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

- Lounge: 4.49m x 3.20m (14'9" x 10'6")
- Kitchen: 3.24m x 3.19m (10'8" x 10'6")
- W.C 2.10m x 0.84m (6'10" x 2'9")
- Bedroom 1: 5.10m x 2.94m (16'9" x 9'8")
- Bedroom 2: 4.12m x 3.21m (13'6" x 10'6")
- Wet Room: 2.37m x 1.66m (7'9" x 5'6")



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.