

## 5A Cumming Street, Forres, IV36 1NS



We are delighted to offer this four bedroomed Town House spanning three floors and located in an ideal central location off Forres High Street.

END TERRACED TOWN HOUSE

ALARM SYSTEM

FOUR BEDROOMS

EXCELLENT CONDITION

CENTRAL LOCATION

FREEHOLD

CATEGORY "C" LISTED BUILDING

ALLOCATED PARKING SPACE

GAS CENTRAL HEATING

TIMBER DOUBLE GLAZING

COUNCIL TAX BAND B

EPC RATING C

F240

Offers Over  
£175,000

This traditional stone built Town House spanning three floors is located in an ideal central location and is in immaculate decorative order throughout.

The attractive and well laid out property benefits from Timber Double Glazing and Gas Central Heating. The good sized accommodation comprises: **Ground Floor:-** large, modern Kitchen/Living/Dining area. The fully fitted Kitchen boasts a superb selection of high quality wall and base mounted units, incorporating a built in oven, hob, extractor hood and fridge freezer. There is a separate living/dining area and a Utility Room housing the gas boiler and plumbing for an automatic washing machine. A stylish Shower Room with walk-in shower cubicle is also located on this floor. **First Floor:-** two bright and spacious Bedrooms/Study and a modern Shower Room. **Second Floor:-** two further good sized Bedrooms with skylights allowing natural light to flood in and a large cupboard located in the hallway providing ample storage facilities.

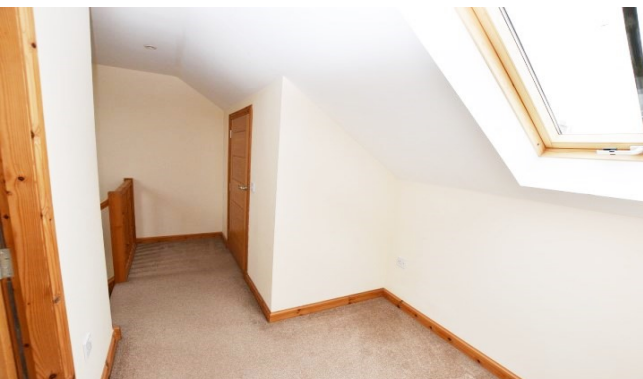
Outside there is an allocated parking space.

This beautifully presented and charming property is in walk-in condition throughout and would make an ideal family home. An internal viewing is highly recommended to appreciate the spacious layout and contemporary décor on offer.

The property has been refurbished throughout to include a new roof, flooring, windows and doors together with high quality fixtures and fittings throughout.







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

- **GROUND FLOOR:-**

- Kitchen/Living/Diner: 4.43m x 3.90m (14'7" x 12'10")
- Utility Room: 1.39m x 1.53m (4'7" x 5'0")
- Shower Room: 2.39m x 1.71m (7'10" x 5'7")

- **FIRST FLOOR:-**

- Bedroom 1: 4.46m x 3.08m (14'8" x 10'1")
- Bedroom 4/Study: 2.25m x 2.25m (7'5" x 7'5")
- Shower Room: 3.05m x 0.90m (10'0" x 3'0")

- **SECOND FLOOR:-**

- Bedroom 2: 4.46m x 2.66m (14'8" x 8'9")
- Bedroom 3: 2.68m x 2.36m (8'9" x 7'9")



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.