

CLUNY ESTATE
AGENTS

91 High Street, Forres, IV36 1AA

T

(01309) 673836

E

forres@clunys.co.uk

W

www.clunys.co.uk

8 Kininvie Place, South Street,
Forres, IV36 1DE



We are delighted to offer this semi-detached three bedroom house situated in a quiet but central location opposite the picturesque “Grant Park” in the scenic market town of Forres.

SEMI-DETACHED HOUSE

THREE BEDROOMS

GOOD CONDITION

CENTRAL LOCATION

GAS CENTRAL HEATING

DOUBLE GLAZING

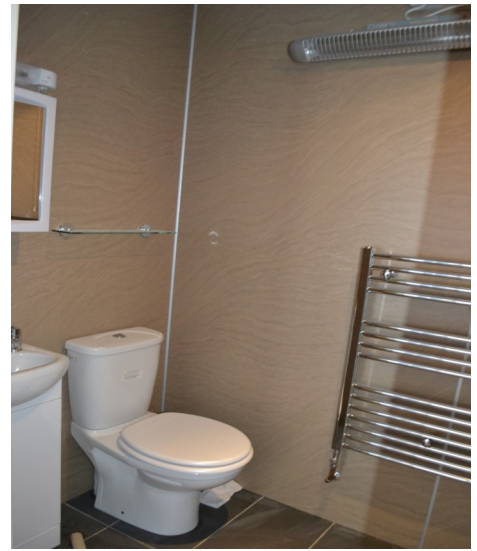
COUNCIL TAX BAND B

EPC RATING E

F985

Offers Over
£110,000

We are delighted to offer this three bedroom semi-detached house situated in a quiet but central location opposite the picturesque “Grant Park” in the scenic market town of Forres.



The cottage is a short walk to all local amenities of the scenic market town of Forres which offers a range of local shops, supermarkets, restaurants, Schools, Swimming pool /Fitness Centre and Health Centre. Forres is also gifted with the award winning gardens of the Grant Park which hosts a number of local events.



The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Entrance Porch/Occasional Room, Hallway, Lounge, Kitchen, Shower Room, large under stairs cupboard, Three Double Bedrooms, Storage Shed, Store and enclosed rear garden.

An internal viewing of this property is highly recommended to see the full potential of this property.

The white glazed front door opens to a large, bright Porch/Occasional Room with large window to front. Off the Porch can be found a modern Shower Room with grey slate tiles to floor, contrasting beige wet wall and chrome heated towel rail. The vestibule is entered through double glazed doors where a large storage cupboard is located under the stairs. On this floor can also be found a spacious Lounge with feature fireplace and window to front. There is a large Double Bedroom to rear and a good sized Kitchen with built in oven, hob and wall and base mounted units.



On the upper floor can be found a large storage cupboard and two Double Bedrooms, one of which houses wall to wall wardrobes providing ample storage facilities. There are windows to the front creating a light and airy feel.

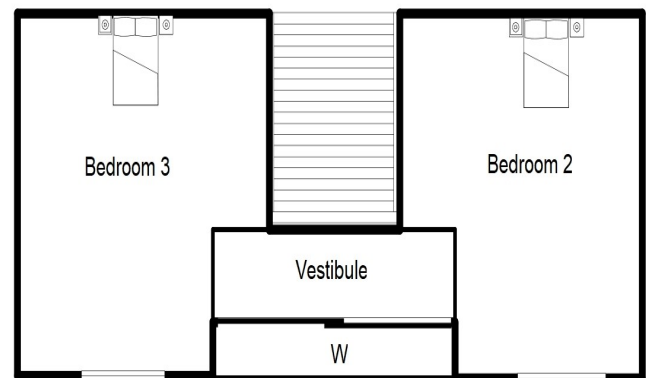
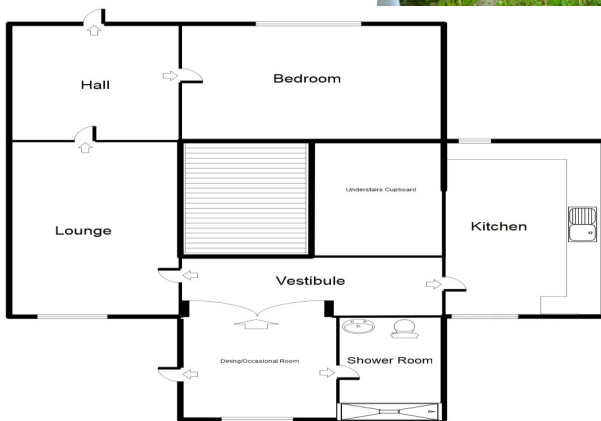


Outside the property there is a small garden area laid out to grass with shed and store.

This delightful house would make a lovely family home.

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

- Entrance Porch/:
- Occasional Room 2.70m x 2.34m (8'10" x 7'8")
- Shower Room: 1.54m x 1.17m (5'0" x 3'10")
- Understairs
- Cupboard: 2.96m x 1.69m (9'8" x 5'6")
- Hallway: 3.35m x 1.06m (11'0" x 3'5")
- Lounge: 3.14m x 4.24m (10'03" x 13'11")
- Kitchen 4.25m x 2.42m (13'11" x 7'11")
- Bedroom 1: 2.76m x 3.12m (9'2" x 10'2")
- Bedroom 2: 1.82m x 4.01m (5'11" x 13'2")
- Bedroom 3: 4.02m x 3.13m (13'3" x 10'03")



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.