

**CLUNY** ESTATE  
AGENTS

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**\*\* REDUCED PRICE\*\*REDUCED PRICE\*\*REDUCED PRICE\*\***

28 Riddock Gardens, Forres,  
IV36 2QE



We are delighted to offer this immaculately presented, modern two bedroomed First Floor Apartment situated in a popular residential location of the picturesque town of Forres.

**FIRST FLOOR APARTMENT**

**TWO BEDROOMS**

**FREEHOLD**

**IMMACULATLY PRESENTED**

**DESIRABLE RESIDENTIAL AREA**

**GAS CENTRAL HEATING**

**TRIPLE GLAZING**

**FACTORING APPROX. £30 p.m.**

**COUNCIL TAX BAND C**

**EPC RATING B**

**F270**

Offers Over  
£125,000

This well presented two bed roomed First Floor Apartment is located in a popular residential area of Forres. In excellent decorative order throughout the property benefits from Triple Glazing and Gas Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with large window to front allowing natural light to flood in, modern fully fitted Kitchen with integrated oven, hob and cooker hood, two good sized Double Bedrooms incorporating double mirrored wardrobes providing ample storage facilities, stylish en-suite Shower Room with walk in shower cubicle and heated towel ladder and nicely decorated Bathroom with three piece suite in white and shower over the bath.

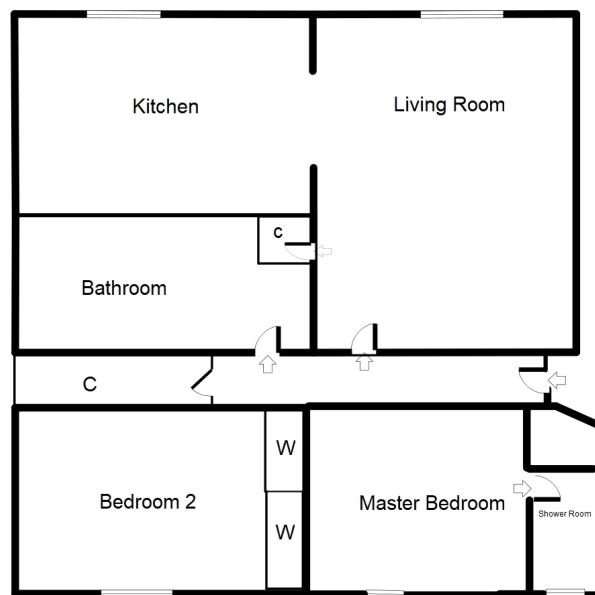
This stunning apartment is in walk-in condition throughout and an internal viewing is highly recommended to appreciate the spacious and attractive décor on offer.





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

- Lounge: 3.40m x 4.58m (15'0" x 11'2")
- Hallway: 4.93m x 1.05m (16'2" x 3'5")
- Kitchen: 3.10m x 2.43m (10'2" x 7'11")
- Bedroom 1: 3.15m x 2.88m (10'4" x 9'5")
- En-suite Shower Room: 2.76m x 1.43m (9'1" x 4'8")
- Bedroom 2: 2.93m x 3.15m (9'7" x 10'3")
- Bathroom: 3.08m x 2.02m (10'1" x 6'7")



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.