

11 Walker Court, Forres, IV36 1ZQ



We are delighted to offer this well presented two bedroom ground floor apartment situated in a popular residential development close to all local amenities and transport links.

GROUND FLOOR APARTMENT
TWO BEDROOMS
GOOD CONDITION
POPULAR RESIDENTIAL AREA
DOUBLE GLAZING
ELECTRIC STORAGE HEATING
COUNCIL TAX BAND B
EPC RATING D
F281

Offers Over
£95,000

We are delighted to offer this airy two bedroom ground floor apartment situated in a popular residential location. The property is in good decorative order and benefits from double glazing and electric storage heating.



The apartment is a short walk to all local amenities and transport links of the picturesque 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 good sized accommodation comprises: Vestibule, Hallway, Lounge, Kitchen, Bathroom, Two Double Bedrooms and Parking. This is a particularly attractive example of this style of property and an internal viewing is highly recommended.

The front door leads into a vestibule with a glazed door to the Lounge. The airy Lounge is a good size with a window to the front. A further glazed door leads to the modern fitted Kitchen with a good selection of wall and base mounted units providing ample storage, built in oven, hob and extractor hood, plumbing for a washing machine and a window to the rear.

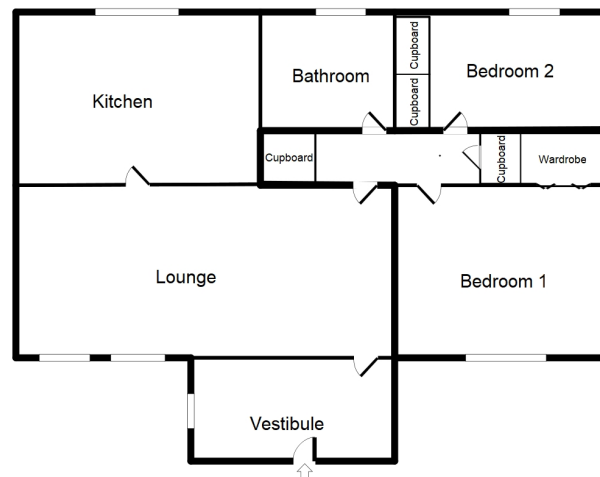
A Hallway with two fitted cupboards leads to the Bathroom and the two Bedrooms.

The Bathroom is fitted with a modern three piece suite with a shower over the bath. The Bedroom to the front is a large double with built in wardrobes. The rear Bedroom is also a double with a built in wardrobe.



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

- Vestibule: 1.6m x 1.76m (5'2" x 5'9")
- Lounge: 5.17m x 3.2m (16'11" x 10'7")
- Hallway: 3.5m x 1.19m (11'6" x 3'11")
- Kitchen: 2.9m x 2.4m (9'6" x 7'10")
- Bedroom 1: 3.4m x 3.3m (11'1" x 10'9")
- Bedroom 2: 3.3m x 2.15m (10'10" x 7'0")
- Bathroom: 1.98m x 2.0m (6'6" 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.