

CLUNY ESTATE
AGENTS

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****REDUCED PRICE**REDUCED PRICE**REDUCED PRICE****

Rosedene, Tytler Street, Forres,
IV36 1EL



We are delighted to offer this top floor two bedroom apartment situated in a quiet residential area close to all transport links in the picturesque town of Forres.

TOP FLOOR APARTMENT
TWO BEDROOMS
GOOD CONDITION
CLOSE TO TRANSPORT LINKS
QUIET RESIDENTIAL AREA
GAS CENTRAL HEATING
COUNCIL TAX BAND C
EPC RATING C

F987

FIXED PRICE
£110,000

We are delighted to offer this top floor two bedroom apartment situated in a quiet but central location of the picturesque town of Forres



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 award winning gardens of The Grant Park which hosts a number of local events.



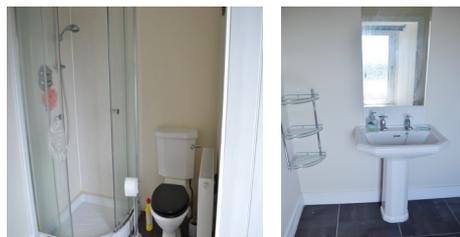
The property benefits from Double Glazing and Gas Central Heating. The gas central heating system has been extensively upgraded with the installation of a new boiler and additional radiators. The good sized accommodation comprises: Lounge, Kitchen, Larder, Two Bedrooms (One Double), Bathroom, and an enclosed shared rear garden.

An internal viewing of this property is highly recommended.

The front door opens to a spacious hallway which leads to all of the accommodation. The Master Bedroom is a large room with wooden flooring and a fitted wardrobe for all of your storage requirements. The Kitchen is another spacious room with window to side, modern oak wall and base mounted units, terracotta tiled floor with contrasting mosaic tiles to walls and integrated oven and hob all finished to a very high standard. There is ample space for a large family dining table for all your informal dining requirements. There is a larder next to the Kitchen and a loft which provides a good storage area. The Lounge is a spacious, bright and airy room with double aspect window allowing natural light to flood in and open fire-place creating a lovely focal point to the room. The good sized modern Family Bathroom has a walk-in corner shower cubicle, wc and wash hand basin. There is a further single bedroom to the front of the property.



Outside the property there is a shared private garden laid to lawn offset with mature bushes and shrubs.



This delightful apartment is full of character and would make a lovely home.

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

- Lounge: 5.29m x 4.77 (17'04" x 15'7")
- Kitchen: 4.05m x 3.87m (13'4" x 12'08")
- Bedroom 1: 4.69m x 4.69m (15'5" X 15'5")
- Bedroom 2: 3.93m x 3.09m (12'11" x 10'1")
- Bathroom: 2.59m x 1.77m (8'6" x 5'10")



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.