

CLUNY ESTATE
AGENTS

91 High Street, Forres, IV36 1AA

T

(01309) 673836

E

forres@clunys.co.uk

W

www.clunys.co.uk

108 Anderson Crescent, Forres,
IV36 1NE



We are happy to offer this two bedroom end terraced house which is situated in a quiet but central location in the picturesque town of Forres

END-TERRACED HOUSE
TWO DOUBLE BEDROOMS
GOOD CONDITION
DOUBLE GLAZING
GAS CENTRAL HEATING
COUNCIL TAX BAND A
EPC RATING C

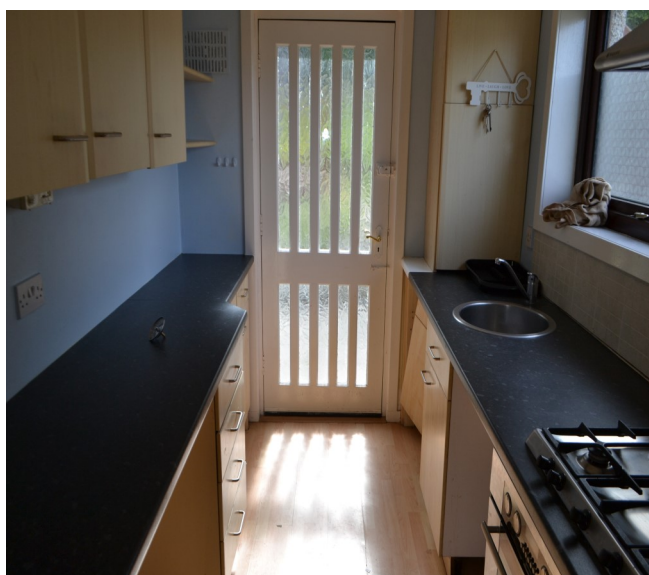
Offers Over
£95,000

F932

We are happy to offer this two bedroom end terraced house which is situated in a quiet but central location in the picturesque town of Forres



The property is a short walk to all local amenities in 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 and hosts a number of events in the local Grant Park.



The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Lounge, Kitchen, Two Double Bedrooms and Bathroom. An internal viewing of this property is highly recommended to see its full potential.

The front door opens to a vestibule which leads into the bright and airy lounge. Off the lounge is the kitchen which has been fitted with black/grey work surfaces, laminate flooring and light coloured wall and base units, oven, cooker hood and hob.



The upper floor leads to two good sized bright and airy double Bedrooms with mirrored wardrobes, a good sized bathroom with shower over bath, bathroom suite in white and blue mosaic tiled walls and wood effect flooring.

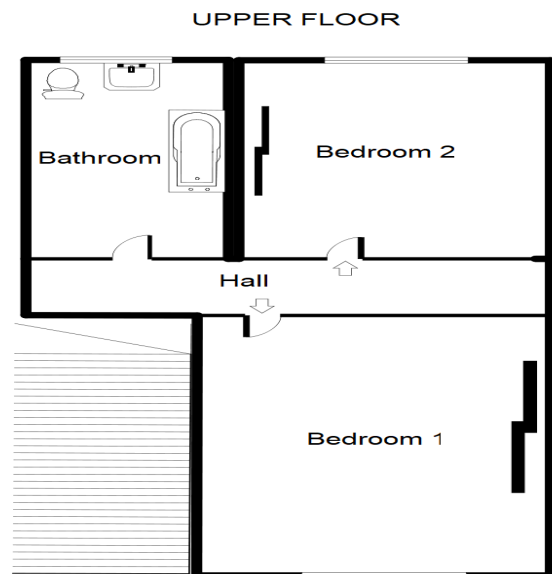
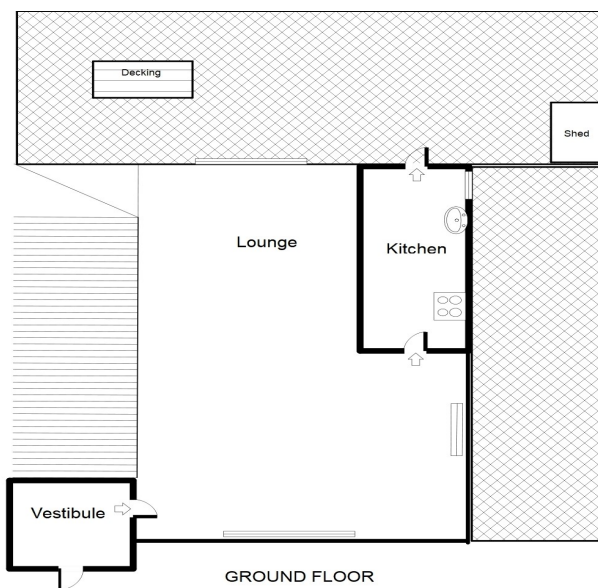


Outside the property there is a large back garden which has an area of decking, Summer House and Shed.

This delightful house would make a lovely family home and an internal viewing would show it off to its full potential.

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

- Vestibule: 1.18m x 1.93m (3'10" x 6'04")
- Lounge: 5.29m x 3.27m (17'04" x 10'8")
- Kitchen: 2.8m x 2.10m (9'03" x 6'10")
- Bedroom 1: 4.06m x 2.5m (13'4" x 8'2")
- Bedroom 2: 3.76m x 2.61m (12'4" x 8'6")
- Bathroom: 1.65 m x 2.05m (5'5" x 6'9")



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.