

**CLUNY** ESTATE  
AGENTS

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21 Earlsland Crescent, Forres,  
IV36 1QS



We are delighted to offer this two bedroomed semi-detached house located in a popular residential location of the picturesque town of Forres.

SEMI-DETACHED HOUSE  
TWO BEDROOMS  
FREEHOLD  
POPULAR RESIDENTIAL AREA  
PRIVATELY ENCLOSED GARDENS  
GAS CENTRAL HEATING  
UPVC DOUBLE GLAZING  
GARAGE WITH POWER & LIGHT  
GARDENS  
DRIVEWAY  
COUNCIL TAX BAND B  
EPC RATING C

**F304**

Offers Over  
£140,000

This well presented two bedroomed semi-detached house is located in a popular residential area and is in excellent condition throughout. The well proportioned property benefits from UPVC Double Glazing and Gas Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with large window to the front allowing natural light to flood in, well laid out Kitchen incorporating a good selection of wall and base mounted units, integrated oven, hob and cooker hood. On the upper floor can be found two good sized double Bedrooms and a stylish Bathroom with three piece suite, shower over bath and under sink storage. There is a storage cupboard located under the stairs together with a floored loft providing an extra storage area.

Outside, the property sits in privately enclosed gardens laid to lawn. There is a decked area to the rear providing uninterrupted views over surrounding countryside towards Findhorn Bay.

Driveway and Garage with power and light.

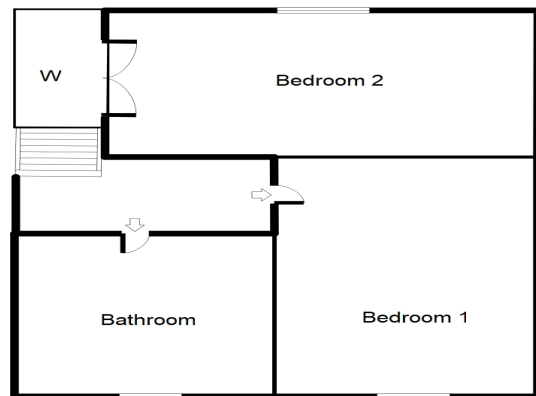
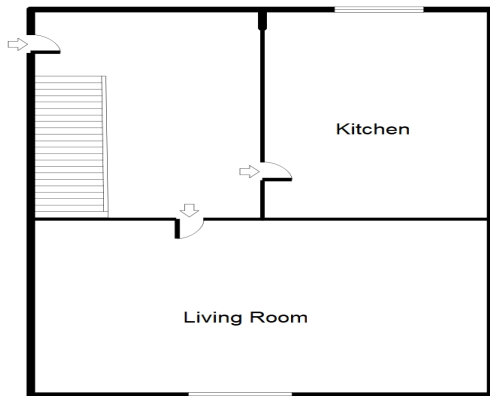
This charming property would make a lovely family home and an internal viewing is highly recommended to appreciate the spacious accommodation on offer.





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

- Lounge: 3.99m x 3.83m (13'1" x 12'7")
- Kitchen: 2.04m x 2.40m (6'8" x 7'10")
- Bedroom 1: 2.96m x 2.65m (9'8" x 8'8")
- Bedroom 2: 3.61m x 1.90m (11'10" x 6'3")
- Bathroom: 1.69m x 1.96m (5'7" x 6'5")
- Garage: 5.15m x 2.72m (16'11" x 8'11")



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.