



91 High Street, Forres, IV36 1AA



(01309) 673836



forres@clunys.co.uk



www.clunys.co.uk

## 28 Hainings Road, Forres, IV36 1LA



We are delighted to offer this immaculately presented three bedroomed mid-terraced house situated in an ideal central location of the picturesque town of Forres.

**MID-TERRACED HOUSE**

**THREE BEDROOMS**

**IMMACULATELY PRESENTED**

**FREEHOLD**

**POPULAR RESIDENTIAL AREA**

**GAS CENTRAL HEATING**

**UPVC DOUBLE GLAZING**

**COUNCIL TAX BAND A**

**EPC RATING C**

**F334**

Offers Over  
£125,000

This well presented three bedroomed mid-terraced house is located in a popular residential location close to all amenities, shops and transport links. The well proportioned property benefits from UPVC Double Glazing and Gas Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge, high spec. modern fully fitted Kitchen with a good range of wall and base mounted units, integrated oven, hob and cooker hood. There are three good sized double bedrooms and a beautifully decorated Shower Room with walk-in shower cubicle, under sink storage and heated towel ladder.

Outside, the property sits in privately enclosed gardens laid to lawn

This property is in walk-in condition throughout and would make a lovely family home. A viewing is highly recommended to appreciate the attractive décor and bright and spacious accommodation on offer.



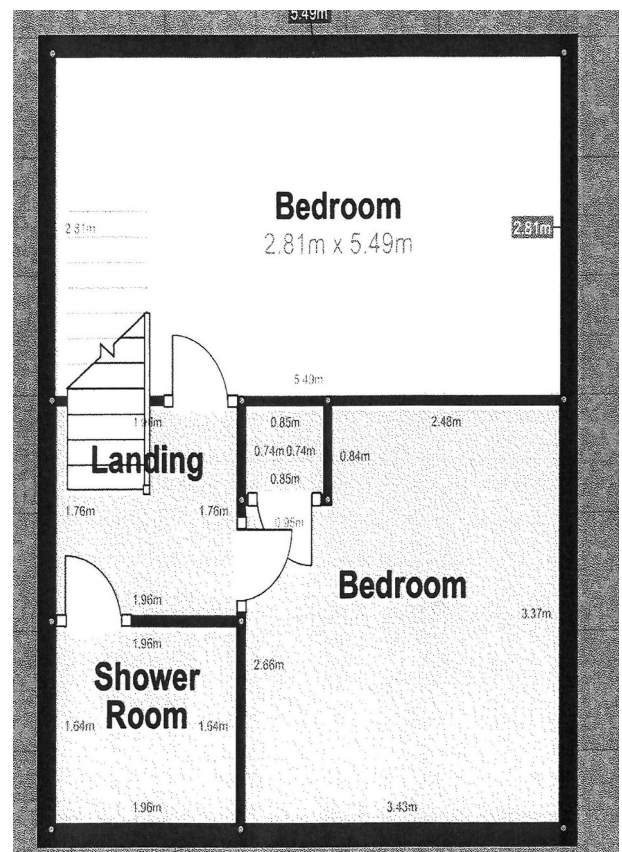
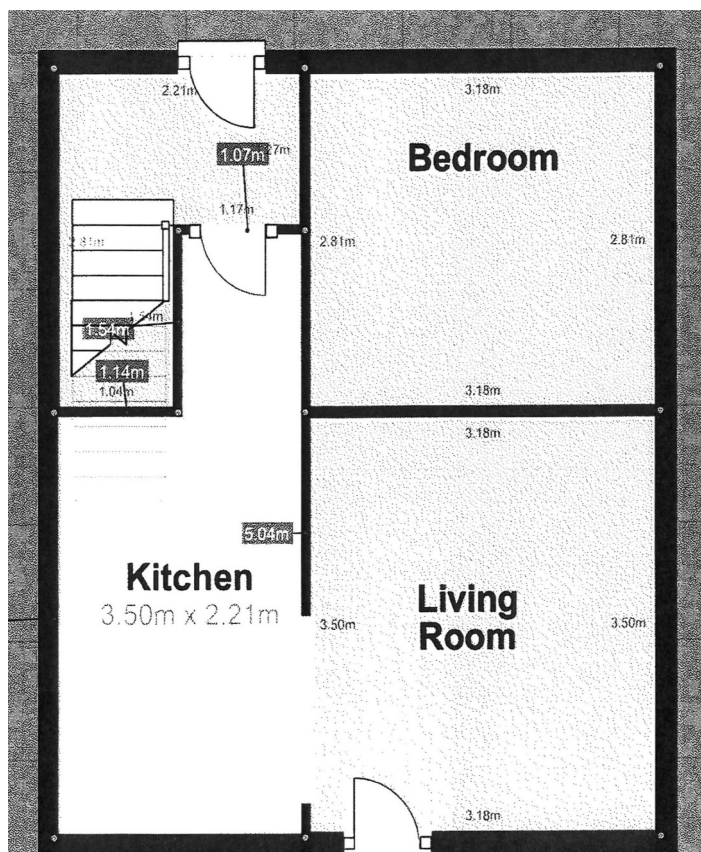




If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836



- Lounge: 3.50m x 3.18m
- Kitchen: 3.50m x 2.21m
- Bedroom 1: 2.81m x 3.18m
- Bedroom 2: 2.81m x 5.49m
- Bedroom 3: 2.66m x 3.37m
- Shower Room: 1.64m 1.96m



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.