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6 Birkenhillock Road, Forres,  
IV36 1FH



We are delighted to offer this two bedroom semi-detached house with off-street parking situated in a popular residential area of the picturesque town of Forres.

**SEMI-DETACHED HOUSE**

**TWO BEDROOMS**

**FREEHOLD**

**POPULAR RESIDENTIAL AREA**

**PRIVATELY ENCLOSED ORNATE GARDENS**

**ELECTRIC AEROFLOW PANEL HEATING**

**UPVC DOUBLE GLAZING**

**DRIVEWAY**

**COUNCIL TAX BAND C**

**EPC RATING E**

**F371**

Offers Over  
£145,000

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 Electric Aeroflow Panel Heaters.

The good sized accommodation comprises: exceptionally bright and spacious Lounge/ Dining Room with a window to the front allowing natural light to flood in, large Kitchen benefitting from a good range of wall and base mounted units, cooker, cooker hood and rear door leading out to the back garden patio area. There are two good sized double bedrooms incorporating fitted wardrobes and a nicely decorated Shower Room with walk in corner shower cubicle.

Outside, the property sits in privately enclosed gardens to both the front and rear. The front garden is laid to a selection of mature shrubs and bushes with the back garden offering an ornate patio area providing a lovely space for entertaining or catching the sun, offset with a variety of shrubs. Shed, Greenhouse and paved driveway.

All carpets and curtains are included in the sale. The furniture is available by separate negotiation.

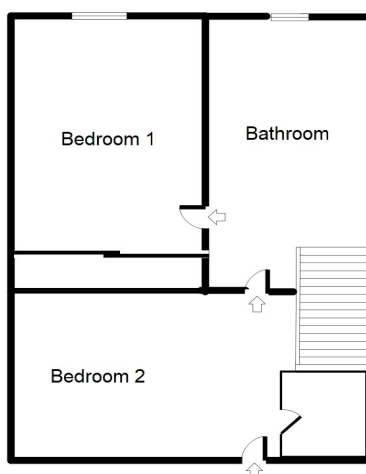
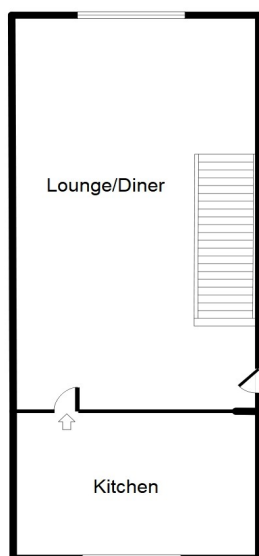
This is a delightful property located in a popular residential location and would make a lovely home. An internal viewing is highly recommended.





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

- Lounge: 3.97m x 3.75m (13'0" x 12'3")
- Kitchen: 3.97m x 3.24m (13'0" x 10'8")
- Dining Room: 2.98m x 2.39m (9'9" x 7'10")
- Bedroom 1: 2.97m x 2.71m (9'9" x 8'10")
- Bedroom 2: 2.85m x 1.88m (9'8" x 6'2")
- Bathroom: 1.94m x 1.68m (6'4" x 5'6")



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

**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.