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5 Fleurs Avenue, Forres, IV36 1NB



We are delighted to offer this immaculately presented three bedroom semi-detached house situated in a quiet residential area of the picturesque town of Forres.

**SEMI-DETACHED HOUSE
THREE BEDROOMS
IMMACULATLY PRESENTED
FREEHOLD
PRIVATELY ENCLOSED GARDENS
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
ON STREET PARKING
TIMBER SHED
COUNCIL TAX BAND A
EPC RATING D**

**Offers Over
£130,000**

This immaculately presented three bedroom semi-detached house is located in a quiet residential area close to all local 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 with large window to the front allowing natural light to flood in and a gas fireplace to the centre of the room creating a lovely focal point, nicely presented Kitchen benefitting from a good range of wall and base mounted units, Rear Porch/Utility Room, there are two good sized Double Bedrooms and a single Bedroom. Two of the Bedrooms incorporate built in wardrobes providing ample storage and there is a stylish Shower Room with walk-in shower cubicle and under sink storage.

The attic has been partially floored providing an area of additional storage which is accessed via a wooden ramsay ladder.

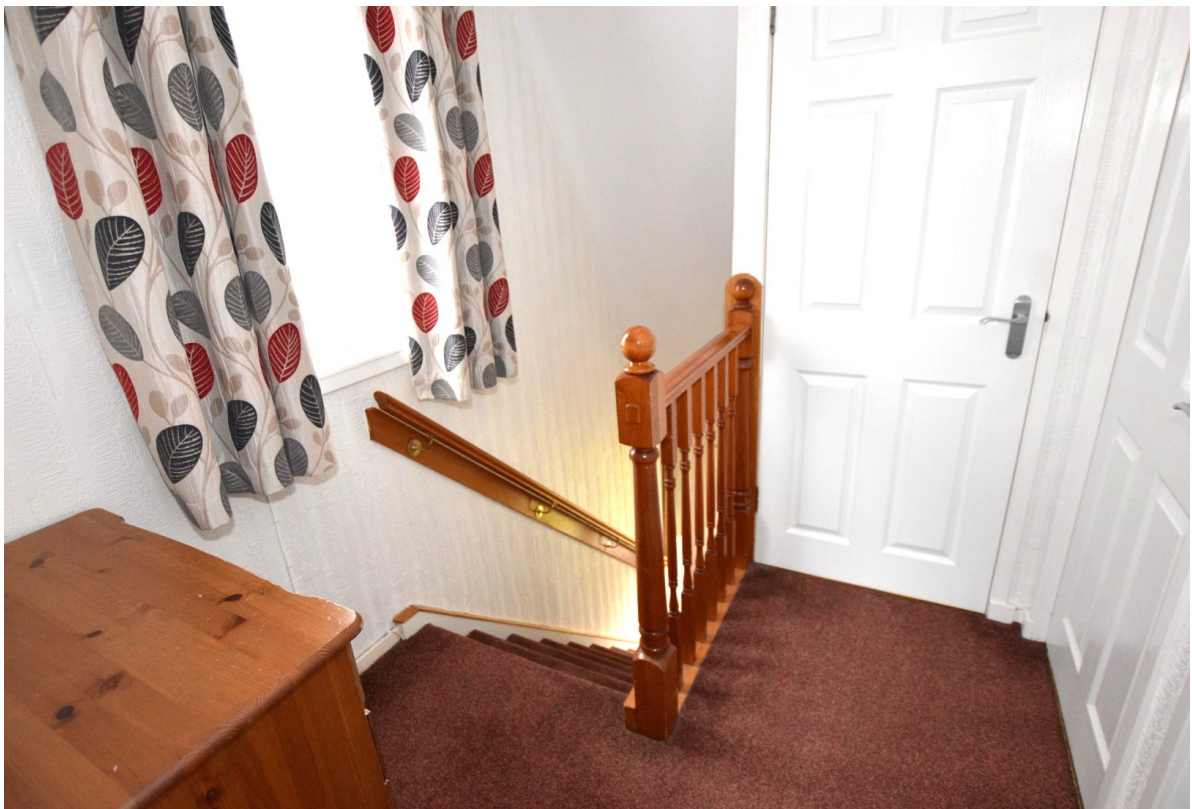
Outside, the property sits in privately enclosed wrap around gardens. The front garden is laid to lawn offset with a variety of mature shrubs and bushes with the rear garden laid to slabs for ease of maintenance and creating a lovely area for entertaining or catching the sun. There is a Timber Shed (new roof recently installed) providing additional storage.

This attractive property is in walk-in condition throughout and would make a lovely family home. An internal viewing is highly recommended.





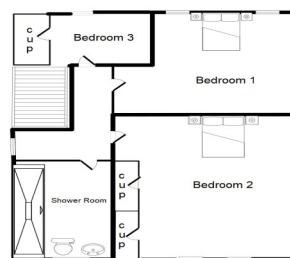
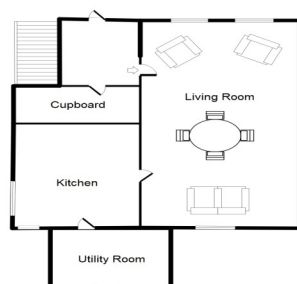








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|---------------------|---------------|-----------------|
| Lounge: | 5.63m x 3.19m | (18'5" x 10'5") |
| Entrance Hall: | 1.69m x 1.63m | (5'6" x 5'4") |
| Kitchen: | 2.81m x 2.59m | (9'2" x 8'6") |
| Hall Cupboard: | 2.65m x 1.07m | (8'8" x 3'6") |
| Rear Porch/Utility: | 1.69m x 1.74m | (5'6" x 5'8") |
| Bedroom One: | 3.45m x 2.74m | (11'4" x 9'0") |
| Bedroom Two: | 2.78m x 2.89m | (9'1" x 9'6") |
| Bedroom Three: | 2.17m x 1.94m | (7'1" x 6'4") |
| Shower Room: | 1.63m x 1.84m | (5'4" x 6'0") |



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.