

## FLAT 1, 91 HIGH STREET, FORRES, IV36 1AA



We are delighted to offer this well presented one bedroom ground floor apartment situated in an ideal location within close proximity of Forres High Street.

### GROUND FLOOR APARTMENT

ONE DOUBLE BEDROOM

GOOD CONDITION

CENTRAL LOCATION

FREEHOLD

NO FACTORING 1/6TH SHARED  
RESPONSIBILITY

UNDERFLOOR ELECTRIC HEATING

AMPLE STORAGE

UPVC DOUBLE GLAZING

COUNCIL TAX BAND A

EPC RATING D

Offers Over  
£85,000

This nicely presented ground floor apartment is in walk-in condition throughout and is situated in an ideal location within walking distance of all local shops, amenities and transport links.

The property benefits from Double Glazing and Under Floor Electric Heating. The good sized accommodation comprises: bright and spacious Lounge, modern Kitchen with integrated oven hob and extractor hood, good sized Double Bedroom with double mirrored wardrobes providing ample storage and a stylish Bathroom with three piece suite, sink with under cupboard storage and shower over the bath.

There is an external shared storage unit available.

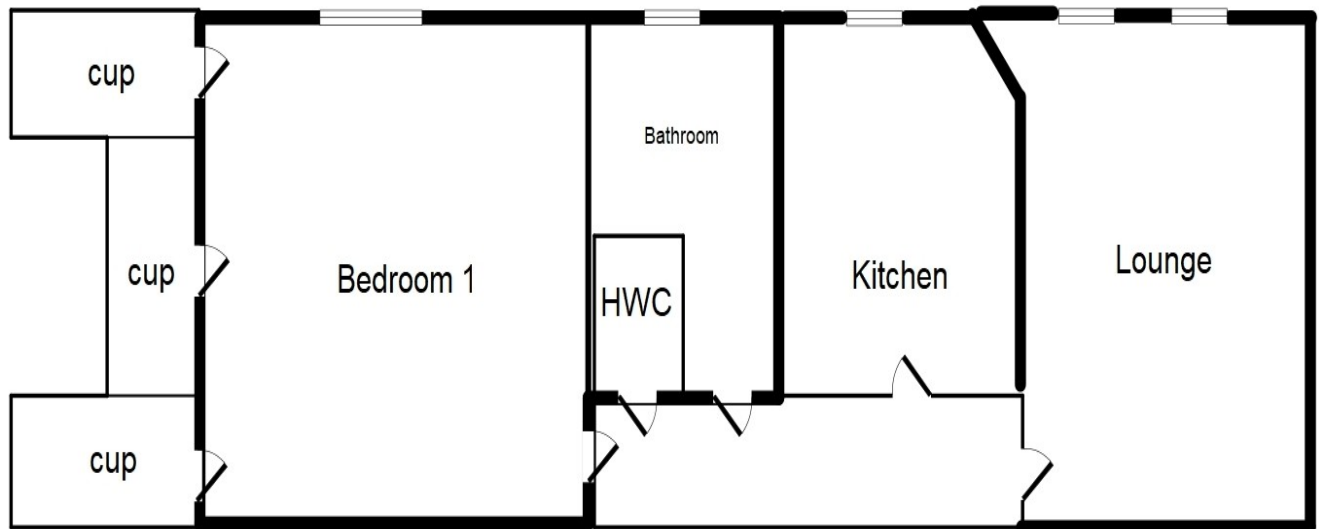
This property would be ideal for a first time buyer or as a buy to let investment opportunity and an internal viewing is highly recommended.







- Lounge: 3.89m x 3.42m
- Kitchen: 2.74m x 2.03m
- Bathroom: 2.89m x 1.88m
- Bedroom 1: 3.83m x 2.73m



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.