



91 High Street, Forres, IV36 1AA



(01309) 673836



forres@clunys.co.uk



www.clunys.co.uk

## 7 Walker Court, Forres, IV36 1ZQ



We are delighted to offer this attractive two bedroomed second floor apartment situated in a popular residential development of the picturesque town of Forres.

**SECOND FLOOR APARTMENT**

**TWO BEDROOMS**

**FREEHOLD**

**POPULAR RESIDENTIAL AREA**

**ELECTRIC PANEL HEATERS**

**TIMBER DOUBLE GLAZING**

**FACTORING APPROX. £225 per quarter**

**COUNCIL TAX BAND B**

**EPC RATING C**

**F391**

Offers Over  
£100,000

This well presented two bedroom second floor apartment is located in a popular residential area within close proximity of all local amenities, shops and transport links. The well proportioned property benefits from Timber Double Glazing and Electric Panel Heaters.

The good sized accommodation comprises: bright and spacious Lounge, a good sized Kitchen benefitting from a range of wall and base mounted units, integrated oven, hob and cooker hood, two double bedrooms, one of which incorporates built in wardrobes providing ample storage facilities and a nicely decorated Bathroom with three piece suite and shower over the bath.

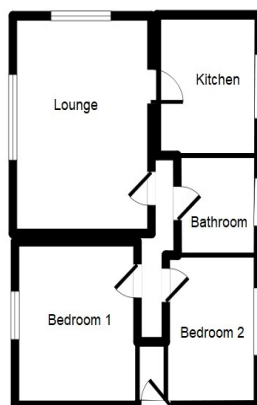
An internal viewing is highly recommended to appreciate the deceptively spacious accommodation on offer.







- Lounge: 4.51m x 3.28m (14'10" x 10'9")
- Kitchen: 2.92m x 2.40m (9'7" x 7'10")
- Vestibule: 1.85m x 1.03m (6'1" x 3'5")
- Bedroom 1: 3.39m x 2.98m (11'1" x 9'9")
- Bedroom 2: 3.33m x 2.17m (10'11" x 7'2")
- Bathroom: 1.89m x 2.01m (6'2" x 6'7")



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.