

8 Tulloch Park, Forres, IV36 1AX



We are delighted to offer this nicely presented two bedroom mid-terraced house, perfectly situated in the heart of the picturesque town of Forres. Well arranged throughout, the property benefits from an exceptional central location just moments from the High Street, providing effortless access to local shops, cafés, and a wide range of amenities.

MID-TERRACED HOUSE

TWO BEDROOMS

NICELY PRESENTED

FREEHOLD

CENTRAL LOCATION

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

ENCLOSED LOW MAINTENANCE REAR GARDEN

STONE & TIMBER SHEDS

COUNCIL TAX BAND B

EPC RATING D

Offers Over
£140,000

This well presented two bedroom mid-terraced home is set within a popular residential area, just a short walk from shops, transport links and local amenities. The property benefits from UPVC double glazing and gas central heating.

The generously proportioned accommodation includes a bright and spacious lounge with a central feature fireplace and a well appointed kitchen offering an excellent range of wall and base units, an integrated gas hob, oven and a large pantry cupboard. Upstairs, there are two double bedrooms, one with a built-in wardrobe and the other with a walk-in cupboard providing superb storage. The tastefully decorated family bathroom features a three-piece suite with shower over the bath.

Externally, the home enjoys a privately enclosed rear garden laid to slabs and gravel for ease of maintenance, complimented by a rear porch and a stone and timber shed.

This property would make an ideal home, and internal viewing is highly recommended to appreciate the space on offer.



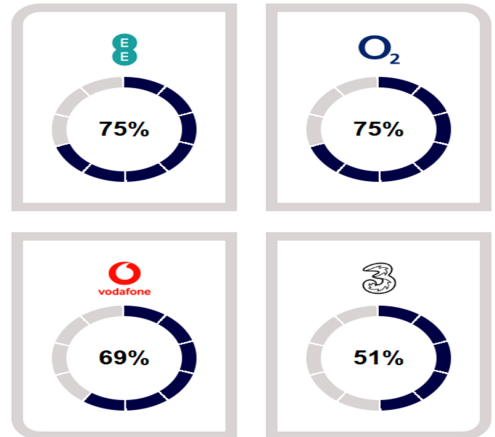


- Lounge: 3.83m x 4.69m (12'7" x 15'5")
- Kitchen: 5.21m x 2.07m (17'1" x 6'9")
- Bedroom 1: 3.95m x 3.27m (13'0" x 10'9")
- Bedroom 2: 2.37m x 3.28m (7'9" x 10'9")
- Bathroom: 2.16m x 2.08m (7'1" x 6'10")

Please note that this property is being sold by a Director of Cluny Estate Agents.

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	17 Mbps	1 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	1800 Mbps	220 Mbps	✓



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.