

16 Curlew Road, Forres, IV36 2PQ



We are delighted to offer this nicely presented two-bedroom first-floor apartment, perfectly positioned within a popular residential area of the vibrant market town of Forres. Offering a blend of comfort, convenience, and modern living, this property provides an excellent opportunity for first-time buyers, downsizers, or investors looking for a well-located home in a desirable setting.

FIRST FLOOR APARTMENT

TWO BEDROOMS

FREEHOLD

DESIRABLE RESIDENTIAL AREA

HYBRID HEAT PUMP CENTRAL HEATING

UPVC DOUBLE GLAZING

FACTORING APPROX. £62.50 per quarter

PRIVATE PARKING SPACE

COUNCIL TAX BAND C

EPC RATING B

F401

Offers Over
£145,000

This beautifully presented two bedroom first-floor apartment is located in a much sought after residential area, ideally positioned within easy reach of local shops, amenities, and scenic woodland walks. Offering well proportioned accommodation throughout, the property further benefits from double glazing and an efficient hybrid heat pump.

At the heart of the home is a spacious open-plan lounge/kitchen, offering a contemporary layout ideal for modern lifestyles. The lounge feels bright and airy thanks to generous natural light, creating a warm and welcoming atmosphere. The kitchen boasts a stylish range of sleek gloss fronted wall and base mounted units with under unit lighting and roll top work surfaces, complimented with integrated appliances including a single under counter oven, four ring gas hob with overhead glass and stainless steel extractor fan finished with a glass splash back to the wall. Further integrated appliances include a fridge/freezer, microwave, washer/dryer and dishwasher. The boiler is concealed within a cupboard and there is ample space for a family dining table and chairs.

Both double bedrooms are generously sized and include built-in double wardrobes, providing excellent storage space. A hall cupboard offers further convenience with additional storage. Completing the layout is a contemporary bathroom fitted with a stylish three-piece suite, shower over the bath, shower screen, a large heated towel rail, and vanity storage unit.

There is a communal area surrounding the apartment with a shared lawn together with a loc bloc communal parking area providing ample spaces for off road parking together with a private parking spot.

With its thoughtful design, comfortable layout, and appealing location, this apartment is ideally suited to first-time buyers, downsizers or investors.

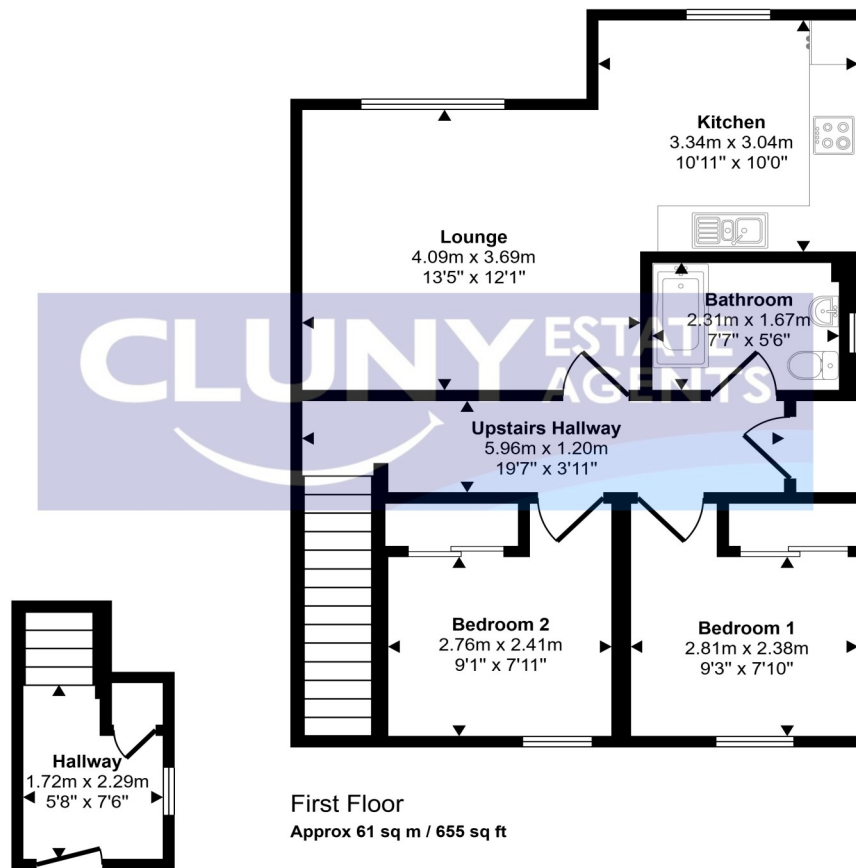
An internal viewing is highly recommended.





- Lounge: 4.09m x 3.69m (13'5" x 12'1")
- Kitchen: 3.34m x 3.04m (10'11" x 10'0")
- Bedroom 1: 2.81m x 2.38m (9'3" x 7'10")
- Bedroom 2: 2.76m x 2.41m (9'1" x 7'11")
- Bathroom: 2.31m x 1.67m (7'7" x 5'6")

Approx Gross Internal Area
66 sq m / 708 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.