

CLUNY ESTATE
AGENTS

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9 Bynack Place, Forres, IV36 1GA



We are happy to offer this 3 bedroom end terraced house situated in a quiet cul-de-sac in a popular residential area of the picturesque town of Forres

END TERRACED HOUSE

3 BEDROOMS

GOOD CONDITION

EXTERNAL INSULATION

QUIET RESIDENTIAL AREA

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND B

EPC RATING C

F994

Offers Over
£105,000

We are happy to offer this good sized three bedroom end terraced house situated in a quiet cul-de-sac in a popular residential area of the picturesque town of Forres.



The property benefits from Double Glazing, Gas Central Heating and external insulation.

The good sized accommodation comprises: Hallway, Lounge, Kitchen/Diner, Three Bedrooms, Bathroom and gardens to the front and rear. This property would suit first time buyers or a buy to let.

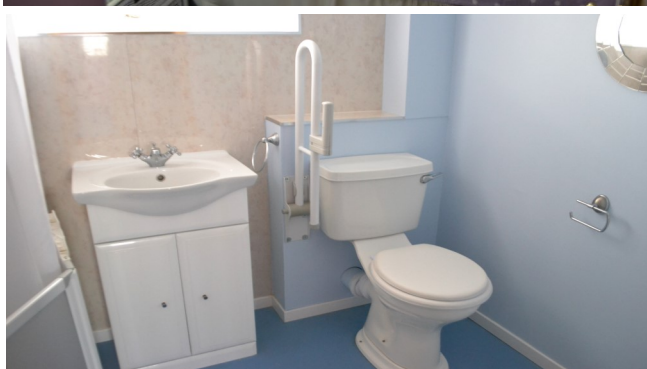
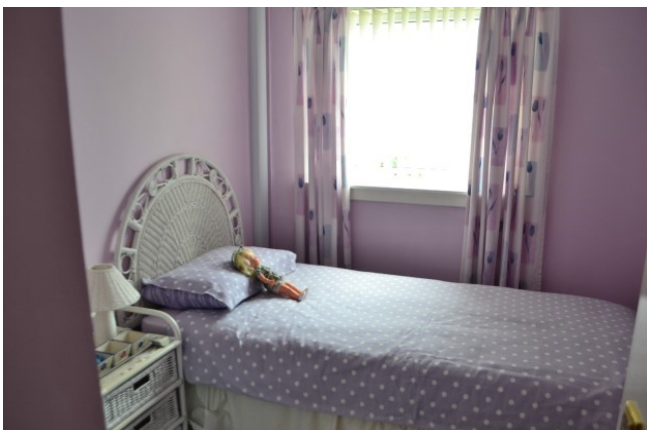
An internal viewing of this property is highly recommended to see the full potential of this property.



A Upvc front door opens into a hallway where the ground floor accommodation can be found. The spacious lounge is located at the front of the property and has a large picture window overlooking the front garden. The Kitchen/Diner is well fitted with wall and base units offering ample storage and working space, there is also plenty of space for a dining table for informal dining.



All three bedrooms are located on the first floor. Bedroom one can be found at the back of the property and benefits from a built-in wardrobe. The two further bedrooms are good sized singles large enough for a single bed and several free standing items of furniture with plenty of room to walk around.



The bathroom is fitted as a modern style wet-room. The front garden is laid to mature gardens whilst the rear garden is laid to patio and gravel with a concrete shed.

If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Entrance Vestibule: 0.88m x 1.35m (2'11" x 4'5")
- Lounge: 3.20m x 4.47m (10'6" x 14'8")
- Hallway: 1.82m x 3.03m (5'11" x 9'11")
- Kitchen/Diner: 3.23m x 5.09m (10'7" x 16'8")
- Bedroom 1: 2.60m x 4.12m (8'6" x 13'6")
- Bedroom 2: 2.32m x 2.44m (7'7" x 7'11")
- Bedroom 3: 2.92m x 2.56m (9'6" x 8'5")
- Bathroom: 1.67m x 2.40m (5'6" x 7'11")



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.