

CLUNY ESTATE
AGENTS

91 High Street, Forres, IV36 1AA

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****REDUCED PRICE** £5,000 UNDER VALUATION****

3 Robertson Place, Forres,
IV36 1EU



We are happy to offer this deceptively spacious one bedroom ground floor flat situated in a quiet but central location of the picturesque town of Forres.

TRADITIONAL STONE FLAT

ONE BEDROOM

GOOD CONDITION

QUIET RESIDENTIAL AREA

GAS CENTRAL HEATING

DOUBLE GLAZING

GARDEN TO REAR

COUNCIL TAX BAND A

EPC RATING C

F997

Fixed Price
£75,000

We are happy to offer this deceptively spacious one bedroom ground floor flat situated in a quiet but central location of the picturesque town of Forres.



The flat is a short walk to all local amenities and transport links of the picturesque town of Forres which offers a range of local shops, supermarkets, restaurants, Schools, Swimming Pool/Fitness Centre and Health Centre. Forres is also gifted with the award winning gardens of "The Grant Park" which hosts a number of local events.



The property benefits from Double Glazing and Gas Central Heating and is in good decorative order throughout. The good sized accommodation comprises: Lounge, Kitchen, Utility Room, Bedroom and Bathroom. To the rear of the property is an enclosed private rear garden laid out to grass with planted shrubs and paving. There is a timber store/shed with lighting/power and an electric heater.

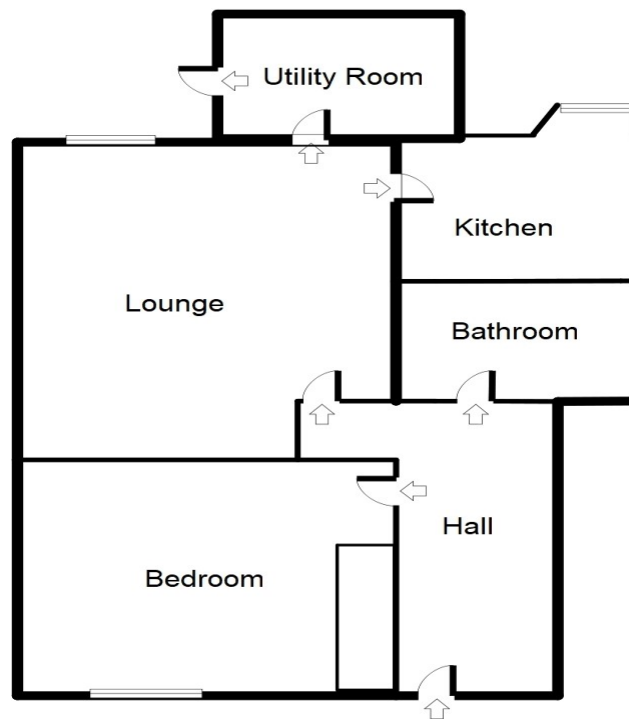
This property would suit first time buyers or a buy to let.

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



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

- Lounge: 4.37m x 3.56m (14'04" x 11'8")
- Kitchen: 2.31m x 1.98m (7'7" x 6'6")
- Utility Room: 2.18m x 1.28m (7'02" x 4'2")
- Bathroom: 1.65m x 1.98m (5'5" x 6'6")
- Bedroom: 4.06m x 3.64m (13'04" x 11'11")



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.