

CLUNY ESTATE
AGENTS

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87 Balnageith Rise, Forres,
IV36 2HF



We are delighted to offer this two bedroom Ground Floor Apartment situated in a popular residential location of the picturesque town of Forres.

GROUND FLOOR APARTMENT
TWO BEDROOMS
IMMACULATE CONDITION
POPULAR RESIDENTIAL AREA
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND C
EPC RATING C

F962

Offers Over
£105,000

We are delighted to offer this Ground Floor two bedroom apartment situated in a popular central location of the picturesque town of Forres



The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Hallway, open plan Lounge/Kitchen, Two Double Bedrooms and Bathroom.

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

An internal viewing is highly recommended.

Entrance to the property is through a wooden door which opens into the hallway and is laid out with oak effect flooring. Off the hallway can be found two good sized Double Bedrooms with fitted wardrobes creating ample space for storage. The large Lounge is open plan to the Kitchen and has cream carpets to floor with patio doors allowing natural light to flood in. The Kitchen is fitted with modern beech wall and base mounted units, contrasting mahogany vinyl effect flooring, breakfast bar and integrated oven, hob, and cooker hood.



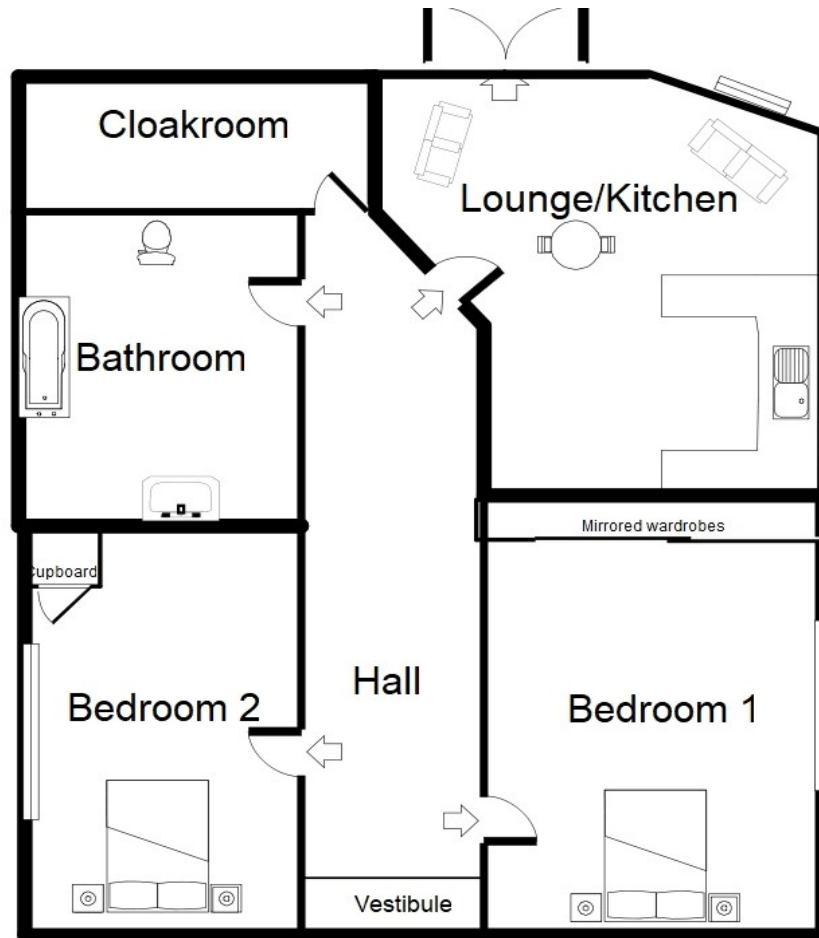
There is a good sized modern bathroom with dark mahogany flooring, three piece suite in white, shower over bath, shower screen and cream tiling to the walls with beige wet wall surround.



This is an immaculately presented apartment in excellent condition throughout and an internal viewing is highly recommended.

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

- Hallway: 6.86m x 1.06m (22'6" x 3'6")
- Open plan
- Lounge/Kitchen: 6.48m x 4.96m (21'3" x 16'3)
- Bedroom 1: 2.98m x 3.34m (9'9" x 10'12")
- Bedroom 2: 2.46m x 3.04m (8'0" x 9'11")
- Bathroom: 2.06m x 2.44m (6'9" x 7'12")



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.