



91 High Street, Forres, IV36 1AA



(01309) 673836



forres@clunys.co.uk



www.clunys.co.uk

10 Moir Street, Alves,  
IV30 8UT



We are delighted to offer this two bedroom, link detached Bungalow situated in a quiet residential area of the scenic village of Alves and within commuting distance of both Elgin and Forres.

**LINKED DETACHED BUNGALOW**

**TWO DOUBLE BEDROOMS**

**GOOD CONDITION**

**ELECTRIC HEATING**

**DOUBLE GLAZING**

**SHED**

**COUNCIL TAX BAND A**

**EPC RATING E**

**F999**

Offers Over  
£105,000

We are delighted to offer this two bedroom linked detached Bungalow situated in a quiet residential area of the scenic village of Alves and within commuting distance of both Elgin and Forres.



The property benefits from Double Glazing and Electric Storage Heating. The good sized accommodation comprises: Lounge, Kitchen, Shower Room (providing disability access), Two Double Bedrooms, Storage Shed, enclosed front and rear gardens with parking close by.

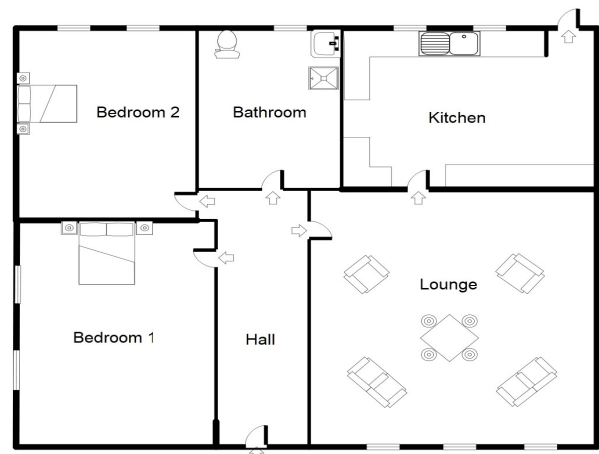
This property would be an ideal investment or first home purchase.

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



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

- Lounge: 4.51m x 3.63m (14'10" x 11'11")
- Kitchen: 4.55m x 2.71m (14'11" x 8'11")
- Bedroom 1: 3.61m x 2.94m (11'10" x 9'8")
- Bedroom 2: 2.72m x 2.63m (8'11" x 8'7")
- Shower Room: 1.92m x 1.66m (6'4" x 5'6")



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.