

Harris Cottage, North Road, Forres, IV36 1BG



We are happy to offer this two bedroom semi-detached house situated in a quiet but central location of the picturesque town of Forres.

SEMI-DETACHED HOUSE
TWO BEDROOMS
GOOD CONDITION
QUIET CENTRAL LOCATION
GAS CENTRAL HEATING
SINGLE GLAZING
COUNCIL TAX BAND B
EPC RATING E
F1000

Offers Over
£90,000

We are happy to offer this two bedroom semi-detached house situated in a quiet but central location of the picturesque town of Forres.



The cottage is a short walk to all local amenities 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 is located nearby and hosts a number of local events.



The property benefits from Single Glazing with a double glazed unit in the Kitchen, and Gas Central Heating. The good sized accommodation comprises: Living Room, Basement, Lounge, Kitchen, Two Double Bedrooms, Bathroom and enclosed front garden.

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.



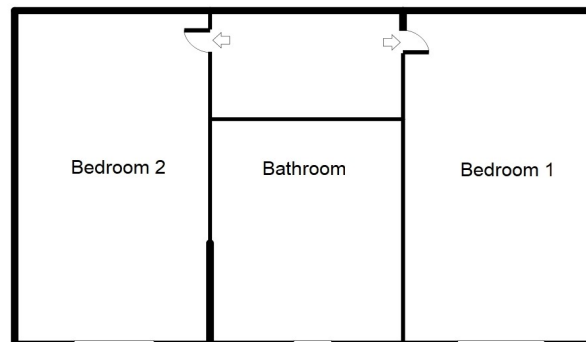
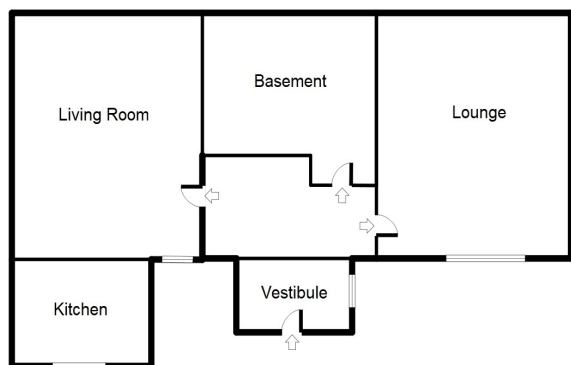
If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Kitchen: 1.66m x 1.62m (5'6" x 5'3")
- Living Room: 4.09m x 4.07m (13'5" x 13'4")
- Lounge: 4.1m x 4.04m (13'5" x 13'3")
- Basement: 2.77m x 2.26m (9'1" x 7'5")
- Bedroom 1: 4.2m x 4.2m (13'10" x 13'10")
- Bedroom 2: 4.31m x 4.22m (14'2" x 13'10")
- Bathroom: 2.14m x 1.84m (7'0" x 6'1")



Ground Floor

Upper Floor



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.