

**CLUNY** ESTATE  
AGENTS

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## 96 Dunedin Place, North Road, Forres, IV36 1AJ



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

**SEMI-DETACHED HOUSE**  
**THREE BEDROOMS**  
**GOOD CONDITION**  
**QUIET CENTRAL LOCATION**  
**GAS CENTRAL HEATING**  
**DOUBLE GLAZING**  
**COUNCIL TAX BAND D**  
**EPC RATING D**  
**F101**

Offers Over  
**£160,000**

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



The property 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 Double Glazing and Gas Central Heating. The good sized accommodation comprises: Lounge, bright and modern fully fitted Kitchen/Diner with contrasting worksurfaces, Three Double Bedrooms, Family Bathroom in excellent decorative order, housing walk-in shower cubicle and Utility Room with back door to a private rear garden enclosed by a fence and laid to lawn with slabbed pathway, offset with mature shrubs and bushes.

This delightful house is in excellent condition and provides ample storage facilities throughout.

The property would make a lovely family home.

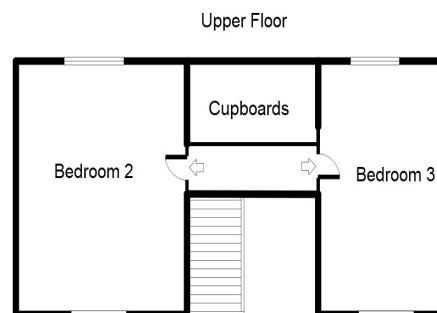
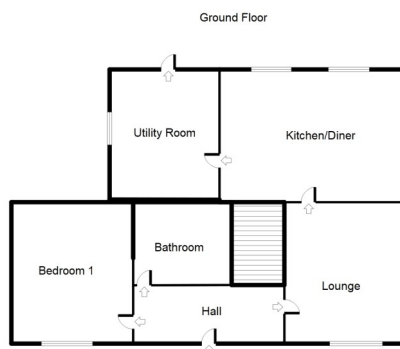
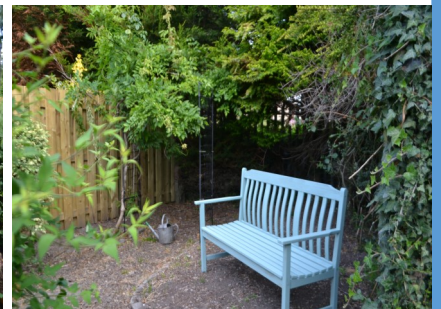
The fridge freezer, washing machine and tumble drier are all included in the sale.

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**

- Lounge: 4.26m x 3.76m (13'12" x 12'4")
- Kitchen/Diner: 5.41m x 3.90m (17'9" x 12'10")
- Bathroom: 2.62m x 2.16m (8'7" x 7'1")
- Bedroom 1: 4.26m x 3.89m (13'12" x 12'9")
- Bedroom 2: 4.82m x 4.02m (15'10" x 13'2")
- Bedroom 3: 4.82m x 3.72m (15'10" x 12'2")
- Utility Room: 2.44m x 1.97m (8'0" x 6'6")



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.