

4 Pilmuir Gardens, Forres, IV36 1HN



We are delighted to offer this immaculately presented two bedroom first floor apartment situated in a quiet residential area and located within walking distance of all transport links of the picturesque town of Forres.

MODERN FIRST FLOOR APARTMENT

TWO DOUBLE BEDROOMS

EXCELLENT CONDITION

QUIET RESIDENTIAL AREA

CLOSE TO ALL TRANSPORT LINKS

OUTDOOR STORAGE CUPBOARD

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND C

EPC RATING B

**Offers Over
£113,000**

The apartment 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 hosts a number of local events.



The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Kitchen/Lounge, Two Double Bedrooms, Bathroom, outdoor storage cupboard and drying green.

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

An internal viewing of this property is highly recommended.

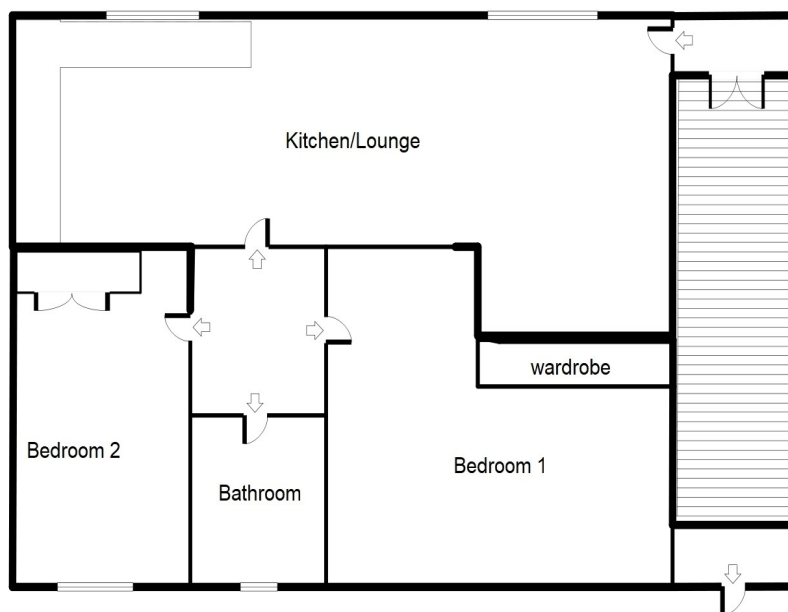
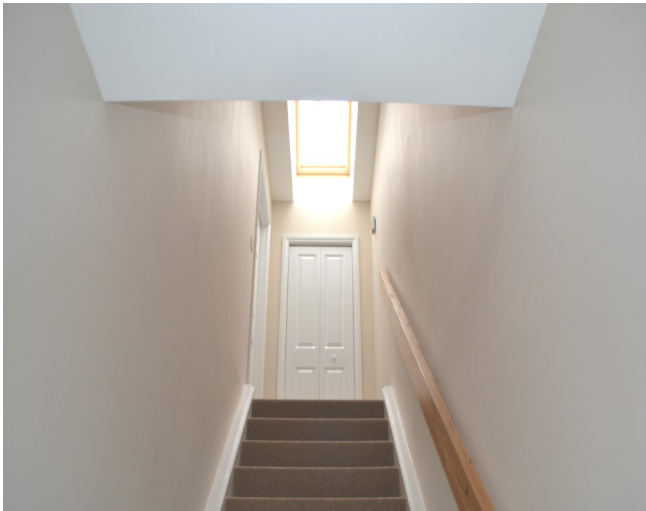
A UPVC front door leads into a bright vestibule with stairs to the first floor living accommodation. The modern Kitchen and living area are open plan. There is a built in oven, hob and extractor hood.

The property provides two good sized Double Bedrooms with built in storage and modern Bathroom with shower over bath.



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

- Kitchen/Lounge: 7.56m x 3.30m (24'10" x 10'10")
- Bedroom 1: 4.00m x 2.99m (13'2" x 9'10")
- Bedroom 2: 3.48m x 2.78m (11'05" x 9'2")
- Bathroom: 2.35m x 1.88m (7'9" x 6'02")



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.