

**\*\*REDUCED PRICE\*\* £10,000 BELOW VALUATION\*\*REDUCED PRICE\*\***

## 23 Mosset Grove, Forres, IV36 1GQ



We are delighted to offer this second floor two bedroomed “Tulloch of Cummingston” apartment situated in a quiet but central location of the picturesque town of Forres.

### MODERN SECOND FLOOR APARTMENT

SECURITY ENTRANCE

TWO BEDROOMS

EXCELLENT CONDITION

QUIET RESIDENTIAL AREA

CLOSE TO ALL TRANSPORT LINKS

STORE

GAS CENTRAL HEATING

COUNCIL TAX BAND C

EPC RATING C

Offers In the  
Region of  
£140,000

We are delighted to offer this second floor two bedroomed “Tulloch of Cummingston” apartment situated in a quiet but central location of the picturesque town of Forres.



The apartment is a short walk to all local amenities and transport links 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: Lounge, Kitchen, Two Double Bedrooms, Bathroom and Store.

This is an immaculate property in a desirable location and an internal viewing is highly recommended.



The front door opens to a beautifully presented hallway which leads to all of the accommodation. The Kitchen has been fitted with modern maple effect wall and base mounted units, contrasting flooring, worktops and splashback together with an integrated oven, hob, extractor hood, washing machine and fridge/freezer. There is an archway leading from the Kitchen through to a well proportioned bright and airy Lounge with large window allowing natural light to flood in. The modern family Bathroom is another beautifully decorated room with three piece suite in white and shower over bath. There is a small cupboard located under the sink providing an enclosed storage area.

There are also two good sized Double Bedrooms with built in wardrobes providing ample storage facilities.

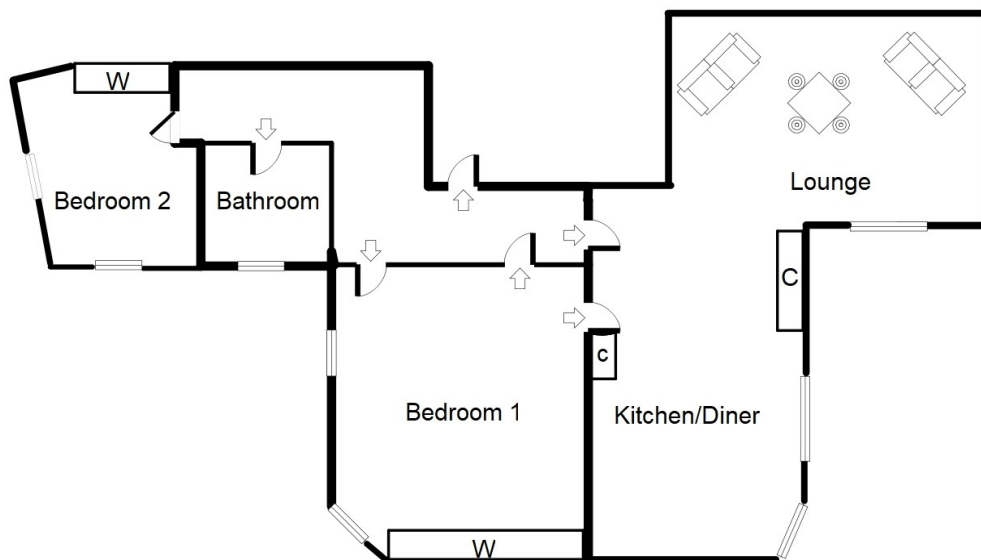


Outside the property there is an allocated parking space together with a separate store area .

This immaculate apartment is in walk-in condition throughout.

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

- Lounge: 4.55m x 3.35m (14'11" x 11'0")
- Kitchen: 3.55m x 3.19m (11'8" x 10'6")
- Bedroom 1: 3.87m x 2.91m (12'8" x 9'7")
- Bedroom 2: 3.59m x 2.71m (11'9" x 8'10")
- Bathroom: 2.11m x 1.69m (6'11" x 5'7")
- Store: 1.70m x 1.06m (5'7" x 3'6")



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.