

CLUNY ESTATE
AGENTS

91 High Street, Forres, IV36 1AA

T

(01309) 673836

E

forres@clunys.co.uk

W

www.clunys.co.uk

Craigie, Tytler Street, Forres,
IV36 1EL



We are pleased to offer this Four bedroom stone built semi-detached house, a short walk to the centre of the picturesque town of Forres.

FOUR BEDROOMS

WELL ESTABLISHED GARDEN

QUIET RESIDENTIAL AREA

GAS CENTRAL HEATING

COUNCIL TAX BAND: D

ENERGY EFFICIENCY RATING: D

**Offers Over
£220,000**

F869



We are pleased to offer this four bedroom stone built semi-detached house, a short walk to the centre of the picturesque town of Forres. Forres is a thriving town with a number of amenities including Large Supermarkets, Award winning Butchers and Bakers, Schools and Leisure facilities.

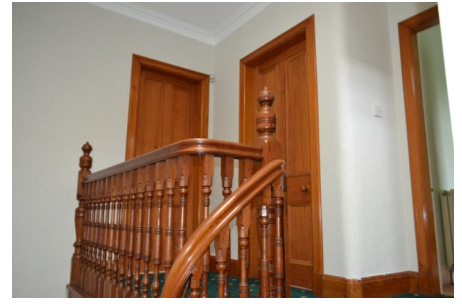


The property provides spacious accommodation and benefits from Gas Central Heating and Double Glazing.

The Accommodation comprises: Lounge, Dining Room, Kitchen, Larder, Utility Room, W.C, Four Bedrooms, Bathroom, Large Garden with Sun Room, Large Storage Sheds and Decking area.

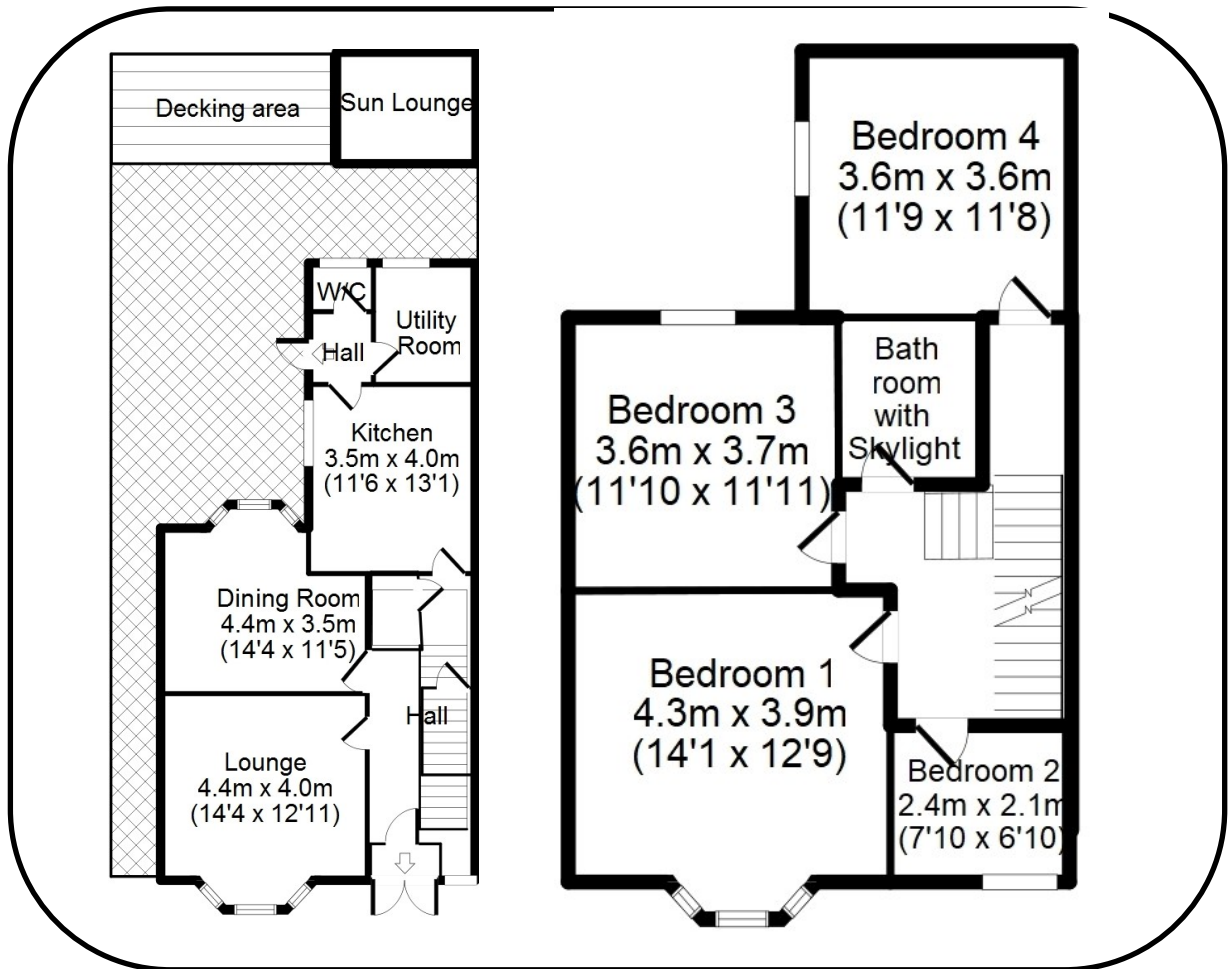
An internal viewing is highly recommended.





- Vestibule: 0.9m x 0.3m (3'11" x 1'11")
- Lounge: 4.4m x 3.96m (14'05" x 13')
- Hallway: 2.32m x 4.8m (7'07" x 15'10")
- Kitchen: 3.52m x 4.01m (11'07" x 13'01")
- Utility Room: 2.3m x 2.57m (7'09" x 8'05")
- Dining Room: 4.40m x 3.59m (14'05" x 11'09"0)
- Bedroom 1: 4.3m x 3.9m (14'01" x 13')
- Bedroom 4: 2.39m x 2.09m (7'10" x 6'10")
- Bedroom 2: 3.62m x 3.66m (11'10" x 12')
- Bedroom 3: 3.59m x 3.6m (11'09" x 12'01")
- Bathroom: 1.93m x 2.23m (6'04" x 7'04")
- Back Hall: 1.37m x 1.54m (4'06" x 5'01")
- W.C: 1.25m x 1.28m (4'01" x 4'02")
- Larder: 1.21m x 2.02m (3.96 x 6'62")
- Summer House: 2.96m x 2.33m (9'64" x 7'64")
- Shed: 2.70m x 3.87m (8'10" x 12'16")
- Stone shed: 1.08m x 1.86m (3'06" x 6'01")

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



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.

