

CLUNY ESTATE
AGENTS

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****REDUCED PRICE**REDUCED PRICE**REDUCED PRICE**REDUCED**

8 St. Leonards Court, Forres,
IV36 1GT



We are delighted to offer this two bedroom Ground Floor Apartment built by the renowned “Tullochs of Cummington” and located in a desirable residential location of the picturesque town of Forres.

GROUND FLOOR APARTMENT

TWO DOUBLE BEDROOMS

GOOD CONDITION

QUIET RESIDENTIAL AREA

GARAGE

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND C

EPC RATING C

F135

Offers Over
£125,000



This delightful apartment which is situated in a quiet cul-de-sac was built by the renowned builders “Tulloch of Cummington” and contains high quality fittings throughout. 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 award winning gardens of the Grant Park which hosts a number of local events.



The property benefits from Double Glazing and Gas Central Heating with a new Combi boiler having recently been installed. The good sized accommodation comprises: Entrance Hallway, Lounge, Kitchen, Two Double Bedrooms, and Family Bathroom. Outside there are communal gardens to both front and rear together with Garage and off street parking.

The apartment is located in a very desirable area and is in good condition throughout. An internal viewing is highly recommended.

The main entrance to the building is through a secured entry system which leads to a spacious communal hallway. The apartment is entered through a solid wood secure door and opens into the hallway which leads to all of the accommodation. There is a good sized cupboard which houses the hot water tank and provides ample space for storage. The Lounge is a spacious room with large bay window to the front creating a light and airy feel. Off the Lounge can be found the kitchen with is fitted with wall and base mounted units, roll top work surfaces, contrasting tiled splashback to walls and wood effect vinyl flooring. There is a built in cooker and hob together with double aspect windows to side and rear allowing natural light to flood in, together with a breakfast bar for all of your informal dining requirements. There are two good sized double bedrooms both with rear facing windows creating a lovely aspect onto surrounding woodland and both of which have large built in wardrobes creating ample storage facilities. The good sized family bathroom houses a three piece suite in pale pink with shower over bath, contrasting floor to ceiling tiling with matching mosaic vinyl flooring.



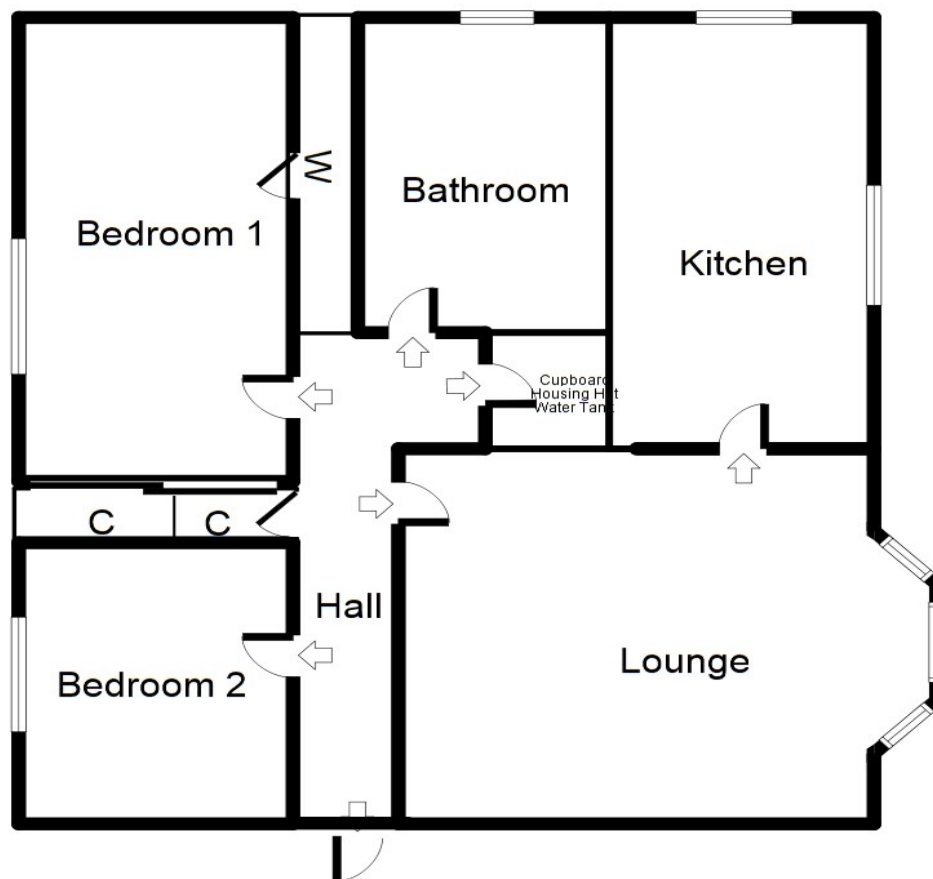
Outside the property there are communal gardens to both front and rear laid to lawn together with a tarmac area to the back of the property which provides off street parking and a large Garage with up and over electric door with power supply. The rear garden backs onto woodland with a small path leading to Sanquhar Woods which is an ideal spot for both walking and cycling.

This delightful apartment in excellent condition and would make a lovely family home.



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

- Lounge: 5.18m x 3.55m (17'0" x 11'8")
- Kitchen: 3.42m x 2.89m (11'3" x 9'6")
- Bedroom 1: 3.32m x 2.84m (10'11" X 9'4")
- Bedroom 2: 3.5m x 3.42m (11'6" x 11'3")
- Bathroom: 2.46m x 1.72m (8'1" x 5'8")
- Garage: 7.23m x 2.9m (23'9" x 9'6")



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.