

**CLUNY** ESTATE  
AGENTS

91 High Street, Forres, IV36 1AA

T

(01309) 673836

E

forres@clunys.co.uk

W

www.clunys.co.uk

31 Highfield, Forres,  
IV36 1FN



We are delighted to offer this two bedroom semi-detached house situated in a quiet cul-de-sac in the popular residential area of Forbeshill.

**SEMI-DETACHED HOUSE**

**TWO BEDROOMS**

**GOOD CONDITION**

**QUIET RESIDENTIAL AREA**

**GARAGE**

**DRIVEWAY**

**ELECTRIC STORAGE HEATING**

**COUNCIL TAX BAND B**

**EPC RATING E**

**F116**

Offers Over  
£105,000



The property benefits from Double Glazing and Electric Storage Heating. The good sized accommodation comprises: Lounge, Kitchen, Two Bedrooms and Bathroom. Outside the property there is a driveway offering ample parking spaces together with driveway, garage and gardens to both the front and rear.

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

An internal viewing of this property is highly recommended to see the full potential.



The property is entered via a hardwood door which leads to all of the ground floor accommodation. The kitchen has been fitted with modern wall and base mounted units, contrasting wood effect worksurfaces and a ceramic tiled terracotta floor. There is a free standing cooker, fridge freezer and washing machine which are all included in the sale, together with a window to the rear providing a lovely outlook onto the back garden. The Lounge is a bright and spacious room with wood effect laminate to floor and a large “picture” window to the front allowing natural light to flood in.



On the upper floor can be found two good sized bedrooms, one of which houses a built in wardrobe creating ample space for all of your storage requirements. There is a spacious and bright family bathroom with three piece suite in white and electric shower over bath, half height tiling to walls and contrasting ceramic tiled floor.



Outside the property there are gardens to both front and rear which are laid to lawn. There is a slabbed/gravel driveway which leads to a good sized garage and a privately enclosed, fenced rear garden.

This delightful house is located in a desirable residential location and is in good condition throughout. It would make a lovely home and an internal viewing is highly recommended.

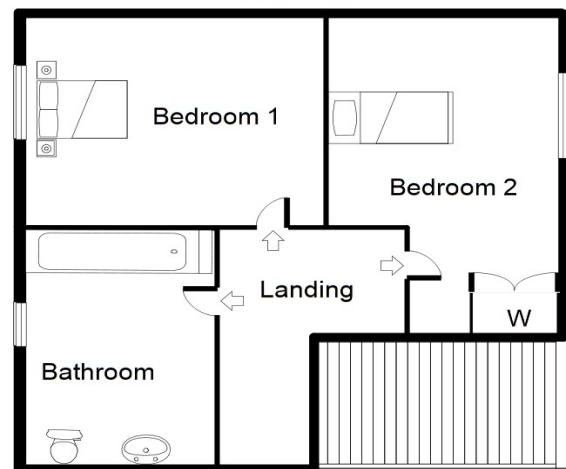
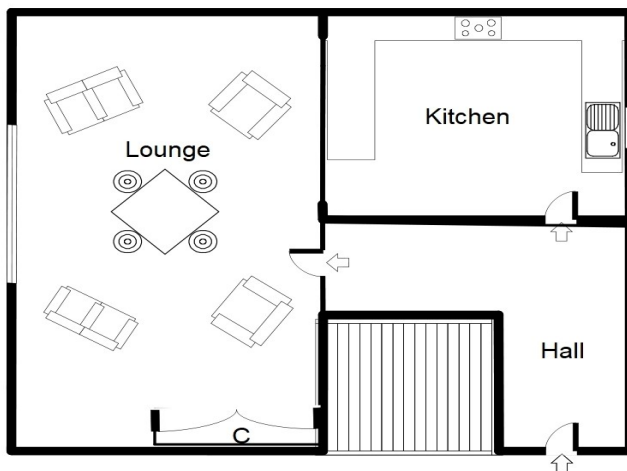
If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on  
01309 673836

- Lounge: 3.98m x 3.81m (13'1" x 12'6")
- Kitchen: 2.38m x 2.08m (7'10" x 6'10")
- Bathroom: 1.93m x 1.62m (6'4" x 5'4")
- Bedroom 1: 3.50m x 1.93m (11'6" x 6'4")
- Bedroom 2: 2.97m x 2.69m (9'9" x 8'10")
- Garage: 5.74m x 3.04m (18'0" x 10'0")



Ground Floor

Upper Floor



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.