

CLUNY ESTATE
AGENTS

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94C High Street, Forres,
IV36 1NY



We are delighted to offer this two bedroomed detached Cottage situated in a quiet but central location of the picturesque town of Forres

DETACHED COTTAGE

TWO BEDROOMS

GOOD CONDITION

CENTRAL LOCATION

DRIVEWAY

GAS CENTRAL HEATING

NEWLY FITTED DOUBLE GLAZING

COUNCIL TAX BAND C

EPC RATING D

F117

Offers Over
£115,000

We are delighted to offer this two bedroom detached Cottage situated in a quiet but central location of the picturesque town of Forres



The cottage 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 newly fitted Double Glazing and Gas Central Heating. The good sized accommodation comprises: Lounge, Kitchen, Two Bedrooms and Bathroom. Outside the property there is a good sized Storage Shed, gated driveway and slabbed area.

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



The front door opens to a spacious vestibule which incorporates a good sized storage cupboard. Off the vestibule can be found a large kitchen which has been fitted with wall and base mounted units, free standing cooker and storage cupboard housing the central heating boiler. There is ample room for a family dining table for all your informal dining requirements. The lounge is another large room with window to front allowing natural light to flood in and there is a gas fire with brick surround creating a lovely focal point to the room.



On the upper floor can be found two good sized bedrooms with windows to front creating a bright and airy feel. There is a good sized family bathroom with laminate wood effect flooring, three piece suite in cream with electric shower over bath and modern white tiled surround.

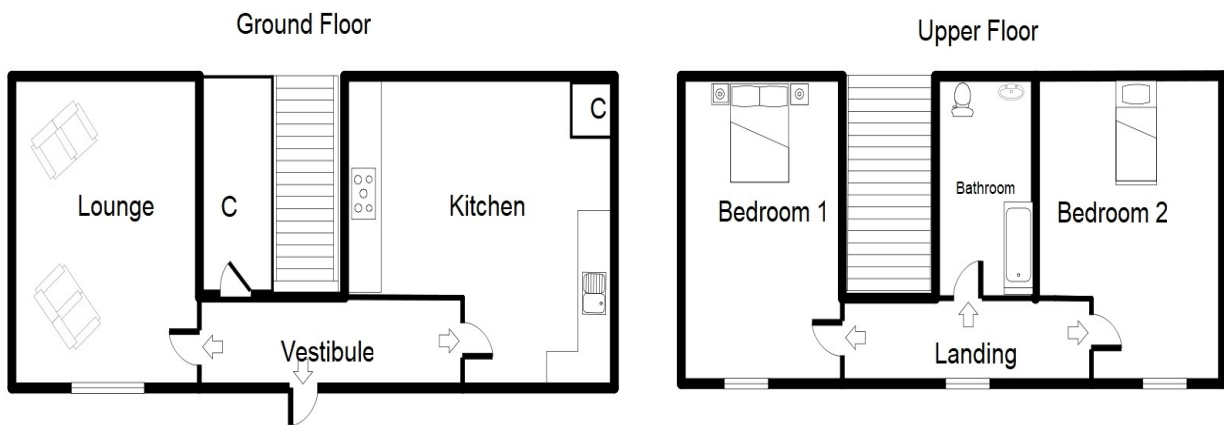


Outside the property there is a gated driveway creating ample space for parking together with storage shed and slabbed area to the front of the property for ease of maintenance.

This delightful cottage offers great potential and is in good 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

- Vestibule: 2.04m x 1.97m (6'8" x 6'5")
- Kitchen: 3.80 x 3.35m (12'5" x 11'0")
- Lounge: 3.81m x 3.35m (12'6" x 11'0")
- Bedroom 1: 3.81m x 3.35m (12'6" x 10'11")
- Bedroom 2: 2.0m x 3.8m (6'6" x 12'6")
- Bathroom: 2.81m x 1.36m (9'2" x 4'5")



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.