

34 Fleurs Crescent, Forres, IV36 1LZ



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

UPPER FLOOR APARTMENT
SECURITY DOORS TO FRONT & REAR
TWO DOUBLE BEDROOMS
DOUBLE GLAZING
ELECTRIC HEATING
GOOD CONDITION
QUIET RESIDENTIAL AREA
TIMBER SHED
ELECTRIC HEATING
COUNCIL TAX BAND A
EPC RATING D

Fixed Price
£85,000



This immaculately presented apartment is a short walk to all the 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 host a number of local events.



The property benefits from Double Glazing and Electric Heating. The good sized accommodation comprises: Vestibule (incorporating large storage cupboard), Hallway, Lounge, Kitchen, Two Double Bedrooms, Bathroom, Storage Shed located in the communal hallway together with outside Timber Shed and enclosed communal rear gardens.

This property would be ideal for first time buyers or a buy to let.

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

The front door opens to a bright and spacious hallway which leads off to all of the accommodation. The Kitchen has been fitted with modern beech effect wall and base mounted units, integrated oven, hob and extractor fan together with grey marbled work surfaces and contrasting flooring all of which have been finished to a very high standard. There are two large storage cupboards located in the Kitchen, one of which houses the hot water tank.

The Lounge is entered through a glazed panel wooden door and is a nicely decorated, bright and spacious room with large window located to the back of the property allowing natural light to flood in.

There are two good sized Bedrooms with double wardrobes creating ample storage facilities together with a good sized modern Family Bathroom which has been fitted with three piece suite in white and shower over the bath. There is a mirrored cabinet to wall with built in storage cupboard under the sink and light grey marbled effect floor to ceiling wet wall with contrasting dark grey tiled flooring.

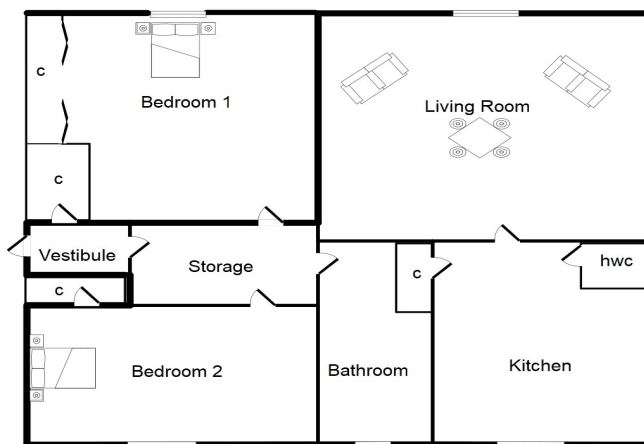


Outside the property there are communal gardens to rear with a private washing line and timber shed.

This delightful apartment is in walk-in condition and would make a lovely home.

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

- Vestibule: 1.16m x 1.04m (3'10" x 3'5")
- Hallway: 2.36m x 1.74m (7'9" x 5'8")
- Lounge: 4.76m x 3.86m (15'7" x 12'8")
- Kitchen: 3.67m x 2.26m (12'1" x 7'5")
- Bedroom 1: 3.78m x 2.76m (12'5" x 9'1")
- Bedroom 2: 3.59m x 2.76m (11'9" x 9'1")
- Bathroom: 3.54m x 1.48m (11'7" x 4'10")
- Cupboard: 1.60m x 1.06m (5'3" 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.