

**CLUNY** ESTATE  
AGENTS

91 High Street, Forres, IV36 1AA

T

(01309) 673836

E

forres@clunys.co.uk

W

www.clunys.co.uk

57 Anderson Crescent, Forres,  
IV36 1NE



We are happy to offer this two bedroom mid terraced house situated in a quiet but central location of the picturesque town of Forres

**MID TERRACED HOUSE**

**TWO BEDROOMS**

**STUDY/NURSERY**

**GOOD CONDITION**

**QUIET RESIDENTIAL AREA**

**GAS CENTRAL HEATING**

**DOUBLE GLAZING**

**COUNCIL TAX BAND A**

**EPC RATING C**

**F141**

Offers Over  
£80,000



The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Lounge, Kitchen, Two Bedrooms, Study/Nursery, Bathroom, loft space and enclosed front and rear gardens.

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

The property is entered through a glazed panel hardwood door which leads off to all of the ground floor accommodation. The Lounge is a very spacious and bright room with large window allowing natural light to flood in. The kitchen has been fitted with maple effect wall and base mounted units with integrated oven/hob and extractor hood. There is ample space for a large family dining table for all of your informal dining requirements.



On the upper floor can be found two good sized Bedrooms, the principle Bedroom incorporating mirrored wardrobes providing ample storage facilities. A further study/ Nursery can also be found on this floor together with a nicely decorated family Bathroom with three piece suite in white and shower over bath.



Outside the property there are enclosed gardens to both front and rear laid to slabs and gravel providing an ideal space for entertaining.

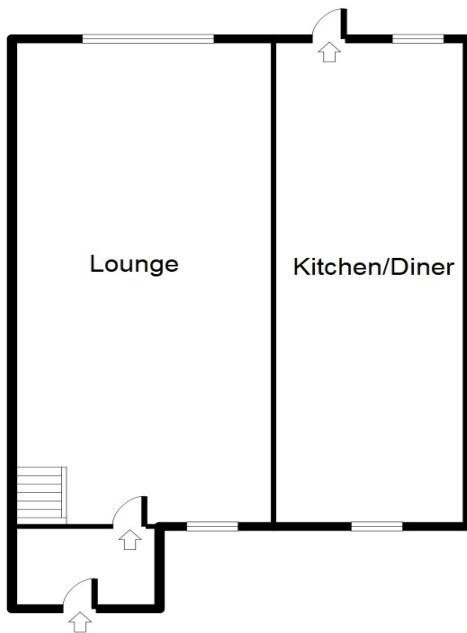
This property would make a lovely family home.

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

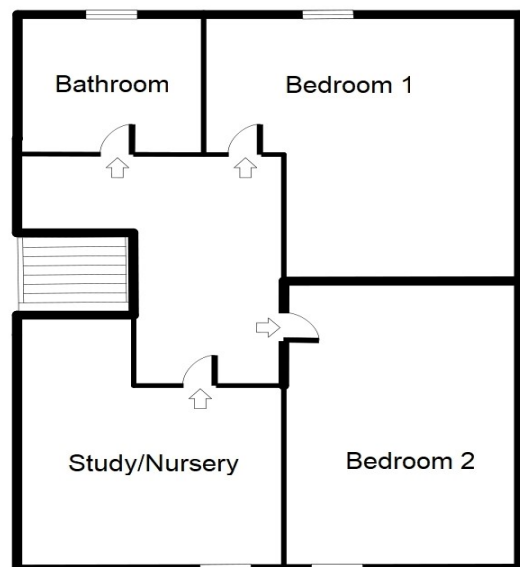
- Lounge: 5.18m x 3.59m (17'0" x 11'9")
- Kitchen: 5.15m x 2.08m (16'11" x 6'10")
- Bedroom 1 (at widest): 3.16m x 2.65m (10'4" x 8'8")
- Bedroom 2: 2.45m x 2.52m (8'0" x 8'3")
- Study/Nursery: 2.29m x 2.46m (7'6" x 8'1")
- Bathroom: 2.01m x 1.71m (6'7" x 5'7")



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

**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.