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41 Brander Gardens Forres IV36 2QD



This modern two bedroom top floor flat in walk-in condition is within easy reach of Forres town centre and local amenities

**TOP FLOOR FLAT
TWO DOUBLE BEDROOMS
TWO BATHROOMS
IMMACULATE CONDITION
COMMUNAL GARDEN AREA
DOUBLE GLAZING
GAS CENTRAL HEATING
EPC RATING B
COUNCIL TAX BAND C
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£120,000**

E777

This modern two bedroom top floor flat with secure entry is situated in a purpose-built block of 10 properties with off-street parking and a communal rear garden and is within easy reach of Forres town centre and local amenities.

The accommodation is in immaculate walk-in condition and comprises a private landing area for storage, entrance hallway, open plan living space/kitchen, two double bedrooms, one with a large en suite and a second bathroom.

Benefiting from gas central heating and double glazing, this would make an ideal first-time buy or investment purchase.

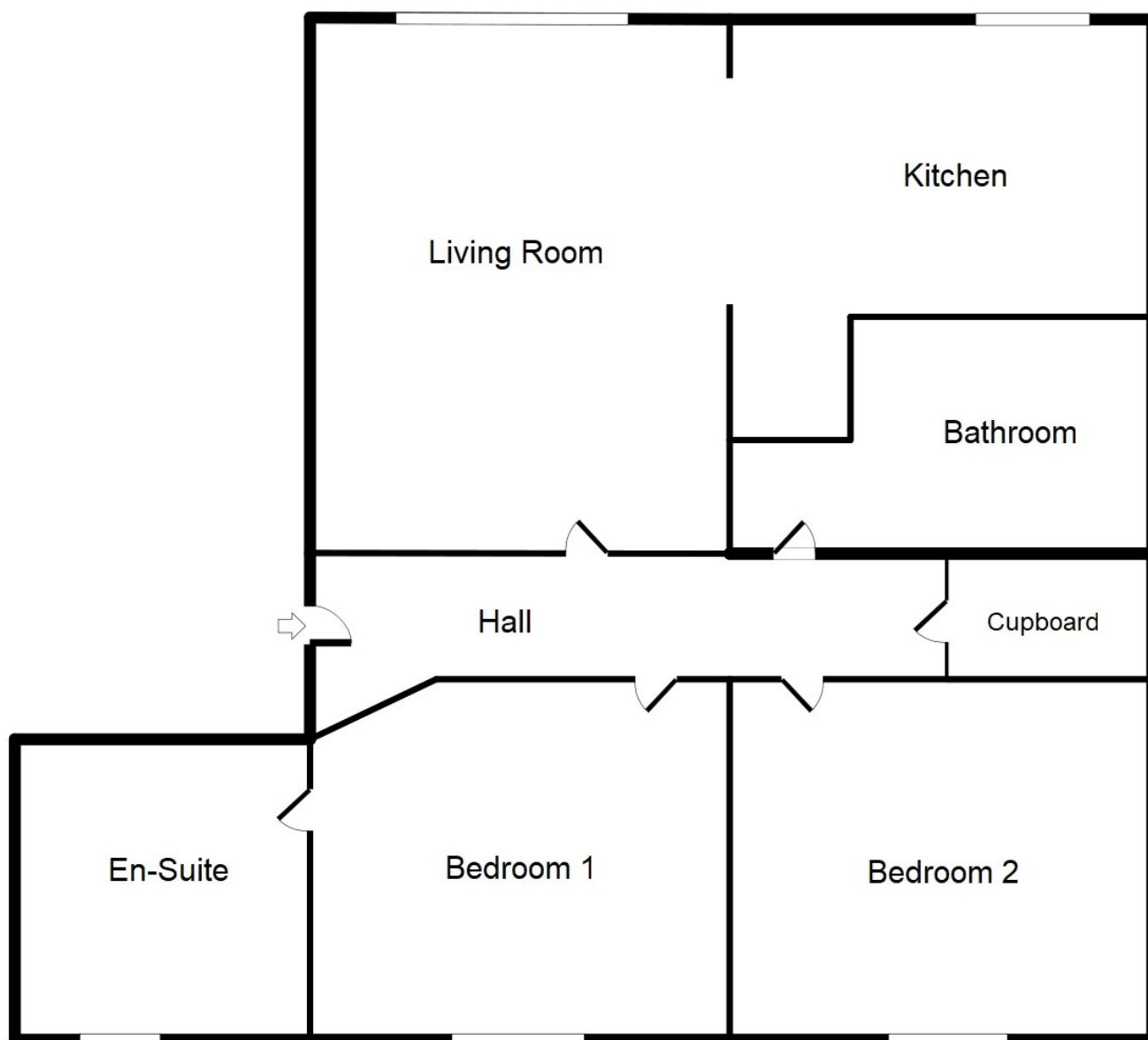
A monthly maintenance charge of £40 includes free use of communal bins, buildings insurance and cleaning and maintenance of the communal hallway, stairs and landing, as well as upkeep of the communal grassed areas.





**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 2.83m x 2.43m 9'3" x 8'
- Lounge 4.60m x 3.38m 15'1" x 11'1"
- Bedroom 1 3.14m x 2.86m 10'3" x 9'5"
- En Suite 3.02m x 2.79m 9'11" x 9'2"
- Bedroom 2 3.15m x 2.92m 10'4" x 9'7"
- Bathroom 3.12m x 2.03m 10'3" x 6'8"



This floorplan is not to scale and is for representational purposes only

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.