

**CLUNY** ESTATE  
AGENTS

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## 2 Robertson Place, Forres, IV36 1EU



We are delighted to offer this deceptively spacious one bedroom ground floor apartment situated in a quiet but central location of the picturesque town of Forres.

**TRADITIONAL STONE BUILT APARTMENT**

**ONE DOUBLE BEDROOM**

**GOOD CONDITION**

**QUIET RESIDENTIAL AREA**

**CLOSE TO ALL AMENITIES/TRANSPORT  
LINKS**

**ELECTRIC STORAGE HEATING**

**DOUBLE GLAZING**

**COUNCIL TAX BAND A**

**EPC RATING D**

**F145**

**Fixed Price**  
**£75,000**



The apartment is a short walk to all local amenities and transport links 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 Double Glazing and Electric Storage Heating. The good sized accommodation comprises: Lounge, Kitchen, Double Bedroom, Bathroom and Garden to the rear. This apartment would make an excellent starter home or a buy to let investment and is in walk-in condition throughout.

The property currently benefits from electric heating but there are “Bounce Back Grants” available for heating and insulation.

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



The front door opens to a bright hallway which incorporates a large built in under stair cupboard. The south facing Lounge is a lovely airy room with a window to the rear providing a lovely view over the garden. There is also a stone wall and fireplace which could be easily exposed if you wished to install a wood burner. Off the Lounge and entered through a glass panelled wooden door is the modern Kitchen which has been fitted with wall and base mounted units maximising the storage and workspace. There is a newly installed oven and hob, extractor hood and stainless steel sink and drainer, with plumbing for a washing machine. The Bathroom is another good sized room with stylish floor to ceiling ceramic tiling and a three piece suite with shower over the bath. There is a built in airing cupboard housing the hot water tank and a window to the rear. The extremely spacious double Bedroom which is located to the front of the property has a large window allowing natural light to flood in and incorporates built in double mirrored wardrobes providing ample storage facilities together with a display alcove with storage below.

Outside the property there is a privately enclosed rear garden laid to gravel, offset with a selection of mature shrubs and bushes creating a lovely outdoor area. There is also a small shed providing an ideal storage space.



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

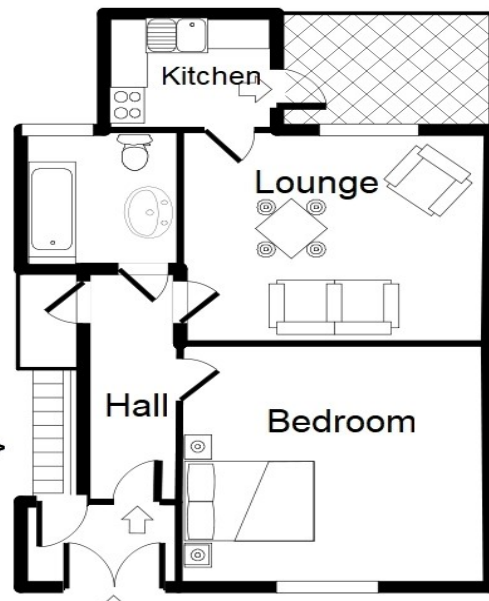
If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on  
01309 673836



- Entrance Vestibule: 2.08m x 1.42m (6'10" x 4'8")
- Hallway: 4.08m x 1.04m (13'5" x 3'5")
- Lounge: 4.36m x 3.55m (14'4" x 11'8")
- Kitchen: 2.41m x 1.93m (7'11" x 6'4")
- Bathroom:(at widest) 2.31m x 2.0m (7'7" x 6'7")
- Bedroom: 4.34m x 4.03m (14'3" x 13'3")



Stairway to first floor Flat. ->



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.