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****REDUCED PRICE**REDUCED PRICE**REDUCED PRICE****

Flat 3, 91 High Street, Forres, IV36 1AA



We are delighted to offer this one bedroomed second floor apartment situated in a central location of the picturesque town of Forres.

SECOND FLOOR APARTMENT

ONE DOUBLE BEDROOM

GOOD CONDITION

CENTRAL LOCATION

CLOSE PROXIMITY TO ALL
TRANSPORT LINKS

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND A

EPC RATING D

F150

Offers Over
£67,000



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 Gas Central Heating (Combi Boiler).

The good sized accommodation comprises: Lounge, Kitchen, Double Bedroom and Bathroom. The apartment is in good condition and would make an excellent starter home or buy to let investment.

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

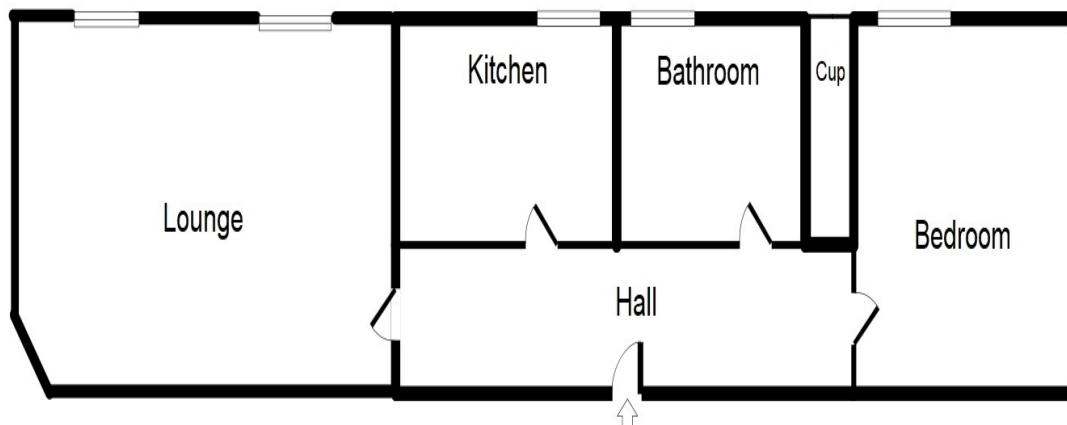
This delightful apartment incorporates a bright and airy lounge with laminate flooring and large double windows allowing natural light to flood in. The Kitchen has been fitted with wood effect base units, combi boiler, integrated oven, gas hob, and modern tiled splashback to walls with contrasting worksurfaces and white tiled flooring. The good sized Bathroom has a walk-in corner shower cubicle with electric shower and wet wall surround. There is also a spacious Double Bedroom with large window, navy carpet to floor and double mirrored wardrobes providing ample storage facilities.



This property is in good condition throughout 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

- Lounge: 5.02m x 2.99m (16'6" x 9'10")
- Kitchen: 2.77m x 1.94m (9'1" x 6'5")
- Double Bedroom: 3.35m x 2.83m (11'0" x 9'3")
- Bathroom: 2.23m x 1.88m (7'4" x 6'2")



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.