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## 2 Cassieford Cottages, Findhorn Road, Forres IV36 2TR



This two bedroom, one and a half storey, semi-detached house is located just a short drive from the picturesque town of Forres and would make an ideal first-time home

**SEMI-DETACHED HOUSE  
TWO DOUBLE BEDROOMS  
TRIPLE GLAZING  
WOOD PELLET HEATING  
WOOD-BURNING STOVE  
OFF-STREET PARKING  
GARDENS FRONT AND REAR  
EPC RATING F  
COUNCIL TAX BAND C  
VIEWING HIGHLY RECOMMENDED**

**Valuation  
£155,000**

**E812**

This two bedroom, one and a half storey, semi-detached house is located on the outskirts of the picturesque town of Forres, just a short drive from local amenities. The accommodation is in move-in condition and comprises: Entrance vestibule, living room with wood-burning stove, kitchen and pantry area and downstairs double bedroom. Upstairs is a good sized landing, bathroom and a second double bedroom. The property benefits from biomass heating, for which RHI incentive payments are being paid to the owner. These are transferable to the new owner and the remaining balance will be made in quarterly payments. The windows are newly fitted and triple glazed.

With front & rear gardens and a private driveway, drainage is via a shared septic tank and soakaway.

This would make an ideal first-time buy and we highly recommend a viewing.



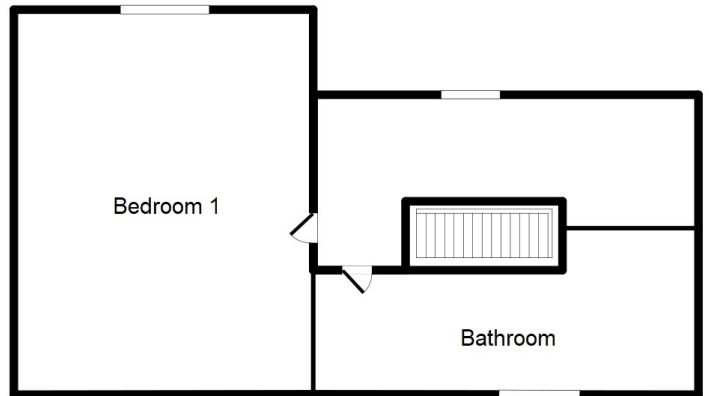




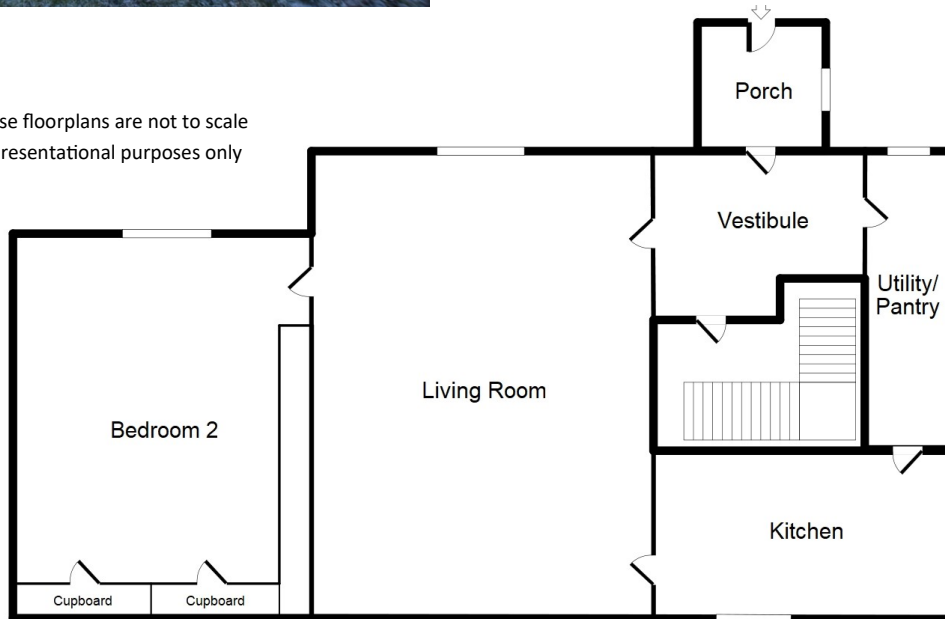
If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505



- Kitchen 3.23m x 1.93m 10'7" x 6'4"
- Pantry 2.85m x 1.01m 9'4" x 3'4"
- Lounge 4.91m x 3.86m 16'1" x 12'8"
- Bedroom 1 3.42m x 3.01m 11'3" x 9'11"
- Vestibule 1.86m x 1.48m 6'1" x 4'10"
- Bathroom 4.17m x 2.45m 13'8" x 8'1"
- Bedroom 2 4.48m x 2.92m 14'9" x 9'7"



Please note these floorplans are not to scale and are 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.