

# CLUNY ESTATE AGENTS

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E [elgin@clunys.co.uk](mailto:elgin@clunys.co.uk)

W [www.clunys.co.uk](http://www.clunys.co.uk)

## 26 Blaven Court Forres IV36 1EH



This top floor two bedroom flat is conveniently situated close to Forres town centre and local amenities and would make an ideal first-time buy or investment purchase.

**TOP FLOOR FLAT  
TWO DOUBLE BEDROOMS. BOTH  
WITH BUILT-IN WARDROBES  
WALK-IN CONDITION  
SHARED CAR PARK  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING C  
COUNCIL TAX BAND B  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£85,000**

E824

This top floor two bedroom flat is conveniently situated within walking distance of Forres town centre and local amenities.

In walk-in condition, the property comprises: Entrance hallway, fitted kitchen with breakfast bar, good sized living room, two double bedrooms with built-in mirrored wardrobes and a bathroom.

With ample storage throughout the flat and an additional storage cupboard within the communal area, the property benefits from gas central heating and double glazing. To the front is a shared car park offering off-street parking.

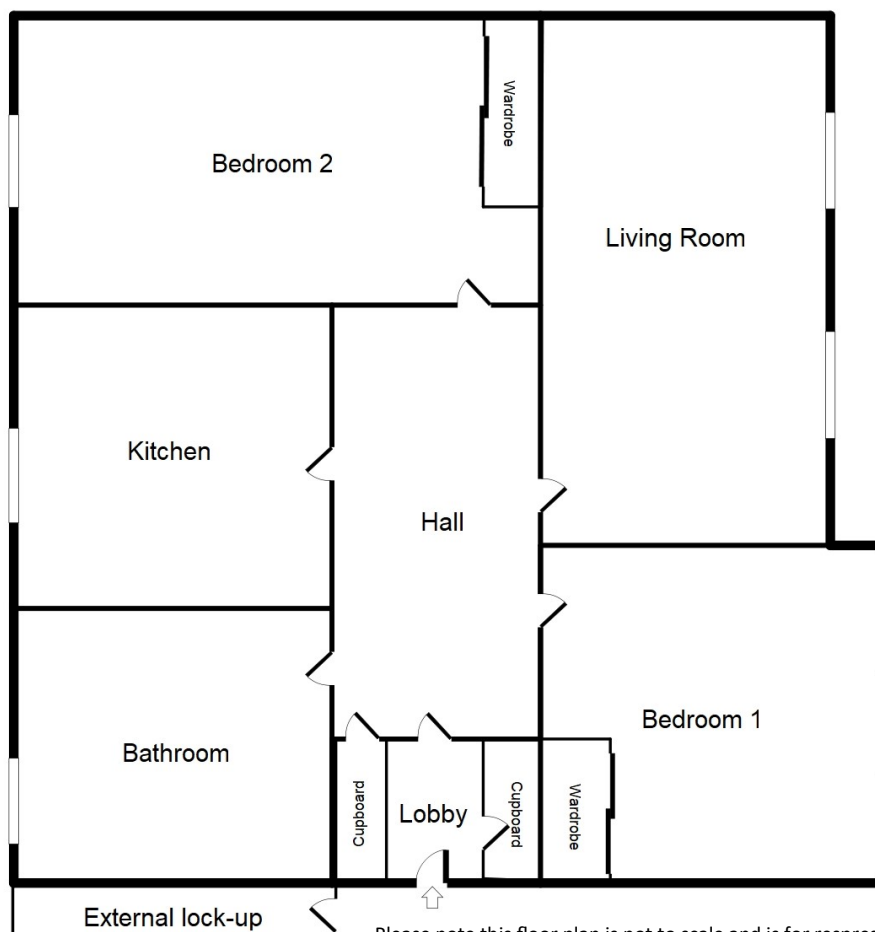
This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Lounge 3.99m x 3.90m 13'1" x 12'9"
- Kitchen 2.84m x 2.18m 9'4" x 7'2"
- Bedroom 1 3.46m x 2.87m 11'4" x 9'5"
- Bathroom 1.96m x 1.93m 6'5" x 6'4"
- Bedroom 2 3.94m x 2.58m 12'11" x 8'6"



**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.