

CLUNY ESTATE AGENTS

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REDUCED: £5000 BELOW VALUATION



This spacious two bedroom first floor flat with garage is situated in a residential area of Forres, within easy access of local amenities, and would make an ideal first-time buy or investment purchase.

**FIRST FLOOR FLAT
TWO DOUBLE BEDROOMS WITH
BUILT-IN WARDROBES
BALCONY
OFF-STREET PARKING
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£90,000**

E832

This spacious two bedroom first floor flat is situated in a residential area of Forres, within easy reach of local amenities.

The accommodation is in walk-in condition and comprises: Entrance vestibule, large storage cupboard, modern fitted kitchen, spacious living room with doors to balcony, two double bedrooms with built-in mirrored wardrobes, and a bathroom. White goods are included in the sale.

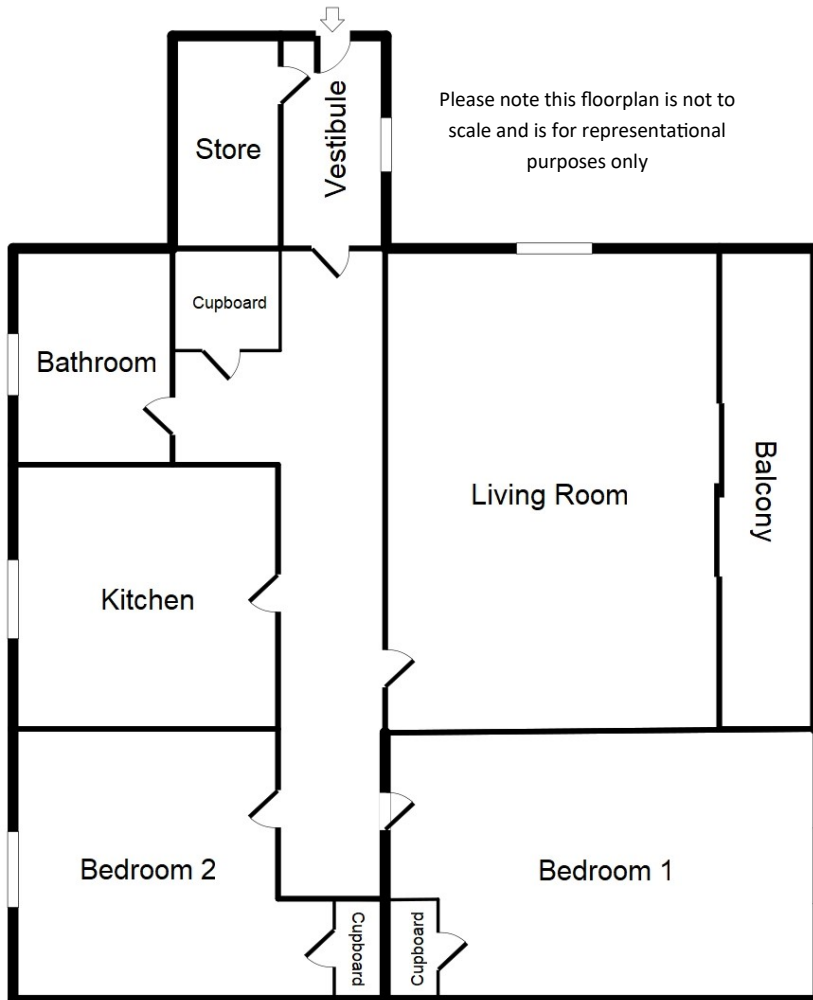
With a communal drying area, private single garage and off-street parking, the property also benefits from gas central heating and double glazing. This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Kitchen 2.83m x 2.20m 9'3" x 7'3"
- Lounge 4.03m x 3.91m 13'3" x 12'10"
- Bedroom 1 4.91m x 2.83m 16'1" x 9'3"
- Bedroom 2 3.21m x 2.52m 10'6" x 8'3"
- Bathroom 1.99m x 1.98m 6'6" x 6'5"



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.