

## 13 Balnageith Rise, Forres, IV36 2HF



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

**GROUND FLOOR APARTMENT**

**TWO BEDROOMS**

**GOOD CONDITION**

**QUIET RESIDENTIAL AREA**

**GAS CENTRAL HEATING**

**GARDEN & SHED**

**DOUBLE GLAZING**

**COUNCIL TAX BAND C**

**EPC RATING C**

**F172**

**Offers Over  
£110,000**

This modern two bedroom ground floor apartment is located in a popular residential area of Forres.

In good decorative order throughout the property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: large, bright and airy Lounge, modern Kitchen with oven, hob and cooker hood, Two Double Bedrooms and Bathroom with three piece suite in white and shower over the bath. Outside there is a Garden, Shed and off-street parking.

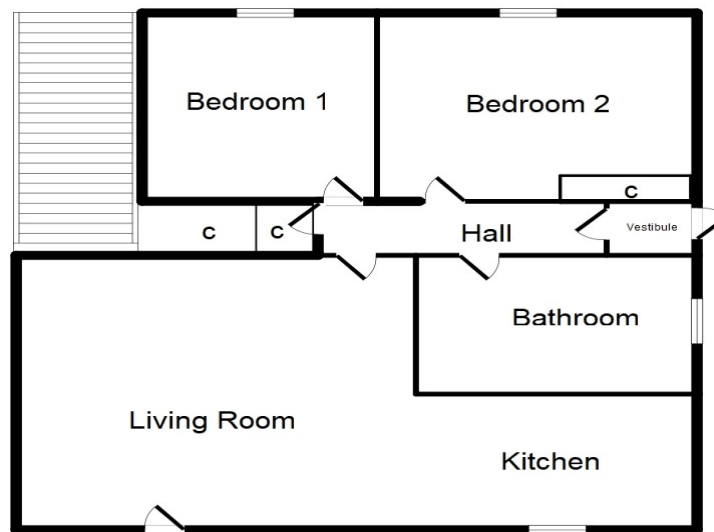
This property would suit first time buyers or as a buy to let investment.





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

- Vestibule: 1.09m x 1.09m (3'7" x 3'7")
- Lounge: 4.08m x 4.06m (13'5" x 13'4")
- Hallway: 3.12m x 1.09m (10'3" x 3'7")
- Kitchen: 2.96m x 2.06m (9'8" x 6'9")
- Bedroom 1: 2.97m x 2.63m (9'9" x 8'8")
- Bedroom 2: 2.91m x 3.34m (9'6" x 10'11")
- Bathroom: 2.97m x 1.86m (9'9" x 6'1")



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.