

**CLUNY** ESTATE  
AGENTS

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## 63 Balnageith Rise, Forres, IV36 2HF



We are delighted to offer this two bedroom first floor apartment situated in a popular residential area of the picturesque town of Forres

**FIRST FLOOR APARTMENT**  
**TWO BEDROOMS**  
**GOOD CONDITION**  
**POPULAR RESIDENTIAL AREA**  
**GAS CENTRAL HEATING**  
**DOUBLE GLAZING**  
**COMMUNAL GARDEN GROUND**  
**COUNCIL TAX BAND C**  
**EPC RATING C**

**F173**

**Offers Over**  
**£110,000**

This nicely presented first floor apartment is situated in a popular residential area close to all local amenities and transport links.

In good decorative order throughout the property benefits from double glazing and gas central heating. The good size accommodation comprises:- Modern kitchen with integrated oven and gas hob, large bright and airy Lounge with French Doors allowing natural light to flood in, nicely decorated bathroom with walk-in corner shower cubicle and heated chrome towel rail, two good sized Bedrooms, one of which incorporates mirrored double wardrobes providing ample storage facilities. Outside there is an area of communal garden ground.

This property would be ideal for first time buyers or an investment landlord and an internal viewing is highly recommended.





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

- Kitchen: 3.96m x 2.38m (13'0" x 7'10")
- Lounge: 4.98m x 4.77m (16'4" x 15'8")
- Bedroom 1: 2.99m x 3.38m (9'10" x 11'1")
- Bathroom: 2.04m x 2.39m (6'8" x 7'10")
- Bedroom 2: 3.08m x 2.48m (10'1" x 8'2")



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.

