

3 Roysvale Place, Forres, IV36 1PN



We are delighted to offer this two bedroomed mid terraced house is situated in a quiet but central location of the picturesque town of Forres.

MID-TERRACED HOUSE

TWO BEDROOMS

GOOD CONDITION

QUIET RESIDENTIAL AREA

CENTRAL LOCATION

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND B

EPC RATING D

F187

Offers Over
£125,000

This charming two bedroomed mid-terraced house is situated in a quiet and central location within a short walking distance of all local amenities and transport links. The picturesque market town of Forres offers a wide range of local shops, supermarkets, restaurants, Schools, Swimming pool/Fitness Centre and Health Centre as well as the award winning gardens of The Grant Park which hosts a number of local events.

This delightful property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Vestibule, bright and spacious Lounge with large window to front allowing natural light to flood in, Hallway, good sized Kitchen with ample room for a family dining table, Two Bedrooms and Bathroom with shower over the bath.

Outside, the property sits in large well maintained gardens to both front and rear laid to lawn with a slabbed area to the back and storage shed.

This property would make a lovely home and an internal viewing is highly recommended to see the full potential available.



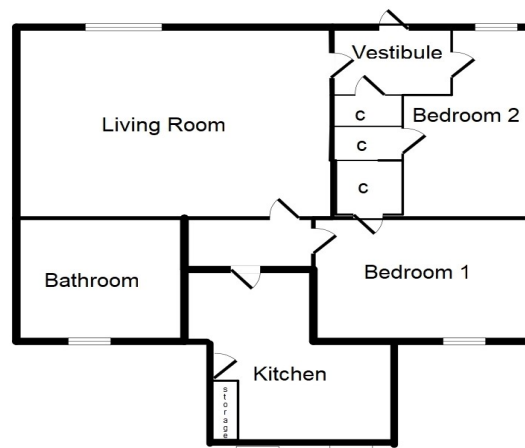


If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on
01309 673836

- Vestibule: 1.32m x 1.23m (4'4" x 4'0")
- Lounge: 4.18m x 4.08m (13'9" x 13'5")
- Hallway: 2.92m x 0.97m (9'7" x 3'2")
- Kitchen: 4.26m x 2.67m (13'11" x 8'9")
- Bedroom 1: 3.21m x 3.04m (10'6" x 10'0")
- Bedroom 2: 3.21m x 2.16m (10'6" x 7'1")
- Bathroom: 2.30m x 1.52m (7'7" x 5'0")



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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.