

17 Tulloch Park, Forres, IV36 1AX



We are delighted to offer this traditional stone built two bedroomed ground floor flat situated in a quiet but central location of the picturesque town of Forres.

**TRADITIONAL STONE BUILT GROUND
FLOOR FLAT**

**TWO DOUBLE BEDROOMS
QUIET RESIDENTIAL AREA
CENTRAL LOCATION**

**FRONT & REAR GARDENS
UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
COUNCIL TAX BAND A
EPC RATING D**

F186

**Offers Over
£85,000**

This traditional stone built ground floor flat which still maintains a lot of original features is situated in a quiet, central location only minutes away from Forres High Street. The bright and spacious property benefits from UPVC Double Glazing and Gas Central Heating although the boiler is not in current working order.

The good sized accommodation comprises: Vestibule, Hallway, bright and airy Lounge, Kitchen with wall and base mounted units, Two Double Bedrooms and Bathroom with walk-in corner shower cubicle.

Outside, the property sits in enclosed gardens to both front and rear.

The property could benefit from some modernisation and an internal viewing is highly recommended to see the full potential available.



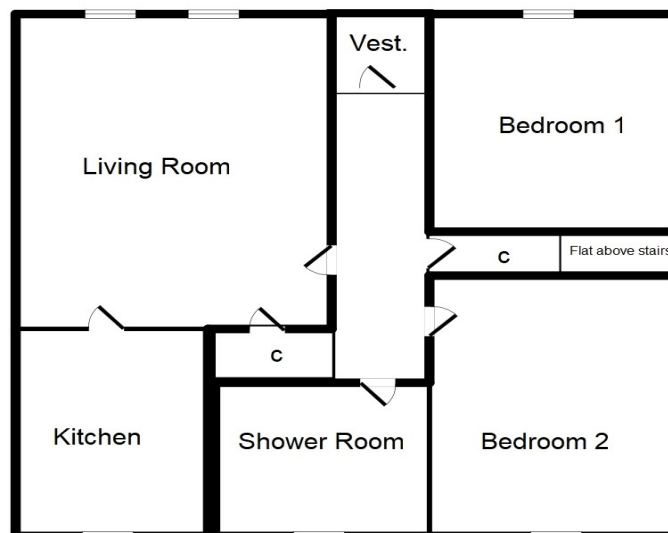


If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Vestibule: 1.20m x 1.20m (3'11" x 3'11")
- Lounge: 4.92m x 3.77m (16'2" x 12'5")
- Hallway: 4.56m x 1.20m (14'11" x 3'11")
- Kitchen: 2.85m x 3.04m (9'4" x 9'11")
- Bedroom 1 (Front): 3.33m x 3.59m (10'11" x 11'9")
- Bedroom 2 (Back): 3.33m x 3.59m (10'11" x 11'9")
- Bathroom: 2.26m x 2.18m (7'5" x 7'2")



17 Tulloch Park, Forres



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.