

50B High Street, Forres, IV36 1PF



We are delighted to offer this immaculately presented one bedroomed terraced Town House situated in a quiet, central location off Forres High Street.

TERRACED TOWN HOUSE

ONE BEDROOM

IMMACULATE CONDITION

CENTRAL LOCATION

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

**LARGE ATTIC WITH RAMSAY LADDER &
VELUX WINDOWS**

COUNCIL TAX BAND B

EPC RATING D

F193

Offers Over
£95,000

This beautifully presented one bedroomed terraced Town House is located in an ideal situation close to all amenities and transport links. In walk-in condition throughout, the good sized accommodation comprises:- bright and airy Lounge with large window allowing natural light to flood in, good sized Kitchen with wall and base mounted units, Utility Room, spacious Double Bedroom with built in wardrobes providing ample storage facilities and a large attic room with Ramsay Ladder which could be converted into a second bedroom if required. There is a large, modern and stylish bathroom with underfloor heating, three piece suite in white, shower over bath and built in vanity storage unit.

Outside, there is a shared garden and drying green.

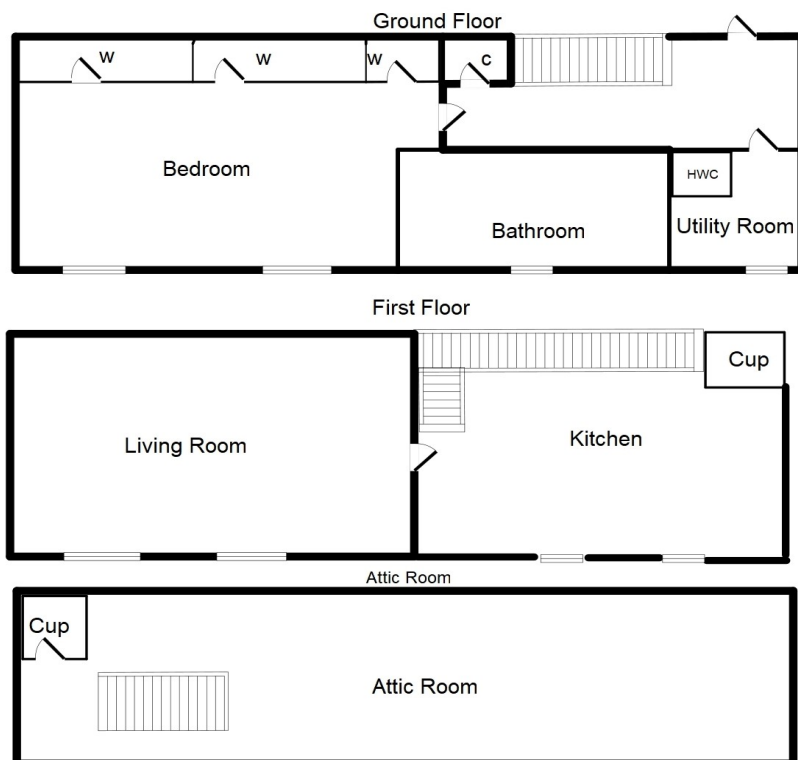
This property is immaculately presented throughout and an internal viewing is highly recommended.





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

- Hallway: 4.02m x 0.89m(13'2" x 2'11")
- Lounge: 3.89m x 3.67m(12'9" x 12'0")
- Kitchen: 3.94m x 2.50m(12'11" x 8'2")
- Utility Room: 1.66m x 1.67m(5'5" x 5'6")
- Bedroom 1: 3.03m x 2.66m(9'11" x 8'8")
- Bathroom: 3.31m x 1.75m(10'10" x 5'9")
- Attic Room: 3.54m x 8.00m (11'7" x 26'3")



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.