

**CLUNY** ESTATE  
AGENTS

91 High Street, Forres, IV36 1AA

T

(01309) 673836

E

forres@clunys.co.uk

W

www.clunys.co.uk

23 Morlich Square, Forres,  
IV36 1FR



We are delighted to offer this three bedroom semi-detached house situated in a popular residential location of the picturesque town of Forres.

**SEMI-DETACHED HOUSE**

**THREE BEDROOMS**

**GOOD CONDITION**

**POPULAR RESIDENTIAL AREA**

**GAS CENTRAL HEATING**

**DOUBLE GLAZING**

**LOW MAINTENANCE GARDENS**

**CONCRETE SHED**

**COUNCIL TAX BAND B**

**EPC RATING C**

**F199**

Offers Over  
£120,000

This delightfully spacious three bedroomed semi-detached house is located in a popular residential location and is within walking distance of all local amenities and transport links.

The property benefits from Double Glazing and Gas Central Heating.

The good sized accommodation comprises: Lounge with large window to front allowing natural light to flood in, bright and airy Kitchen incorporating ample work surface areas together with wall and base mounted units, w.c., three good sized Double Bedrooms with built in wardrobes providing ample storage and Bathroom with three piece suite in white, under sink storage and shower over the bath.

Outside there are low maintenance gardens to both front and rear. The rear garden is laid to slabs with a decked area providing an ideal space for catching the afternoon sun or for entertaining purposes. Concrete Storage Shed.

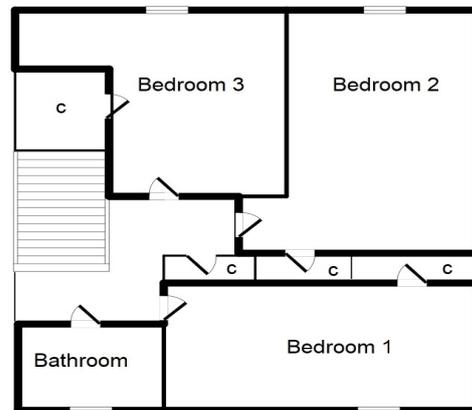
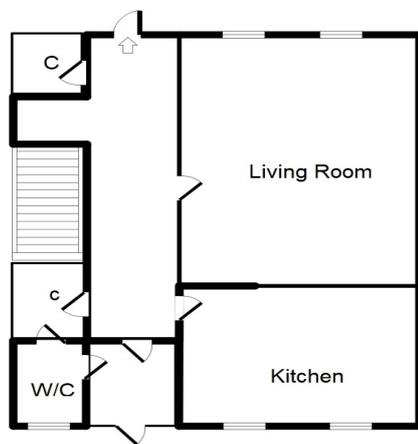
This property would make an ideal family home and an internal viewing is highly recommended.





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

- Lounge: 5.04m x 4.04m (16'06" x 13'3")
- Kitchen: 4.09m x 2.71m (13'5" x 8'11")
- W.C: 1.45m x 0.85m (4'09" x 2'9")
- Bedroom 1: 4.01m x 2.93m (13'2" x 9'7")
- Bedroom 2: 3.57m x 3.24m (11'08" x 10'8")
- Bedroom 3: 4.16m x 2.36m (13'8" x 7'09")
- Bathroom: 1.86m x 1.67m (6'1" x 5'6")
- Shed: 2.54m x 1.74m (8'4" x 5'8")



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.