

CLUNY ESTATE
AGENTS

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7 Glebe Crescent, Kinloss,
IV36 3UG



We are delighted to offer this two bedroomed ground floor apartment situated in a quiet cul-de-sac within the popular village of Kinloss.

GROUND FLOOR APARTMENT

TWO BEDROOMS

GOOD CONDITION

QUIET RESIDENTIAL AREA

ELECTRIC HEATING

ALLOCATED PARKING BAY

WOODEN DOUBLE GLAZING

COUNCIL TAX BAND B

EPC RATING E

F202

Offers Over
£95,000

This bright and spacious two bedroomed ground floor apartment is located in a quiet cul-de-sac within the village of Kinloss. The property is located within walking distance of all local amenities including a Shop, Post Office, Restaurant and Primary School.

The popular seaside village of Findhorn is located nearby as well as the historic market towns of Forres and Elgin with RAF Lossiemouth also within close commuting distance.

This spacious property benefits from wooden double glazing, electric heating and ample storage. The good sized accommodation comprises: bright and airy Lounge with large window to front allowing natural light to flood in, modern fully fitted Kitchen with integrated oven, hob and cooker hood, two good sized double bedrooms with built in wardrobes providing ample storage and stylish bathroom with three piece suite in white, chrome heated towel rail and electric shower over the bath.

Outside, there is an allocated parking bay and garden to the rear laid to lawn with a small shed.

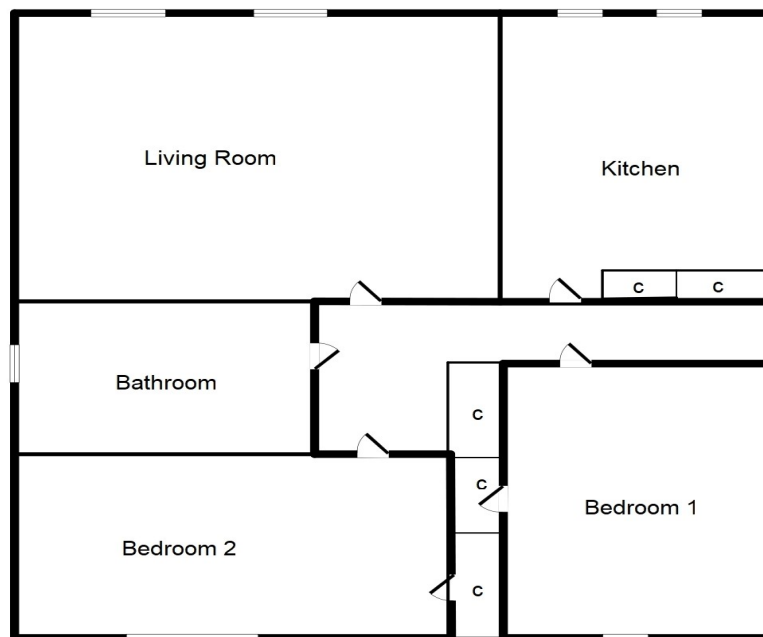
This property would suit first time buyers or as a buy to let investment opportunity and an internal viewing is highly recommended.





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

- Lounge: 4.04m x 3.90m (13'3" x 12'10")
- Hallway: 4.84m x 0.97m (15'10" x 3'2")
- Kitchen: 2.99m x 2.96m (9'9" x 9'8")
- Bedroom 1: 3.90m x 2.98m (12'10" x 9'9")
- Bedroom 2: 3.26m x 2.98m (10'9" x 9'9")
- Bathroom: 2.19m x 1.89m (7'2" x 6'2")



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.