

Flat 2, Braemoray Apartments, Balnageith Road, Forres, IV36 3TZ



We are delighted to offer this two bedroom First Floor Apartment situated in a quiet but central location of the picturesque town of Forres.

FIRST FLOOR APARTMENT

TWO BEDROOMS

EXCELLENT CONDITION

QUIET RESIDENTIAL AREA

BALCONY

OFF STREET PARKING

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND C

EPC RATING C

F210

**Offers Over
£130,000**

This beautifully presented first floor apartment is located in a popular residential area and is within walking distance of all local amenities and transport links.

The property benefits from Double Glazing and Gas Central Heating.

The deceptively spacious accommodation comprises: bright and airy Lounge/Dining Area with French Doors leading out to the balcony providing a lovely space for relaxing or catching the afternoon sun, modern fitted Kitchen with a selection of wall and base mounted units, integrated oven, hob and cooker hood, two good sized Double Bedrooms with built in mirrored wardrobes providing ample storage and Bathroom with three piece suite in white and shower over the bath.

The washing machine, tumble drier and fridge are included in the sale.

This property would make an ideal home for a first time buyer or provide an excellent opportunity for an investment landlord 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

- Lounge: 4.07m x 3.59m (13'4" x 11'9")
- Hallway: 6.41m x 1.05m (21'0" x 3'5")
- Kitchen: 3.58m x 3.01m (11'9" x 9'10")
- Dining Area: 1.98m x 1.87m (6'6" x 6'2")
- Bedroom 1: 4.09m x 3.09m (13'5" x 10'2")
- Bedroom 2: 3.27m x 3.07m (10'9" x 10'1")
- Bathroom: 2.05m x 2.07m (6'9" x 6'10")



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.