

**CLUNY** ESTATE  
AGENTS

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## 11a Tailwell, Forres, IV36 1BA



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

**FIRST FLOOR APARTMENT**

**ONE BEDROOM**

**GOOD CONDITION**

**CENTRAL LOCATION**

**SHARED DRYING GREEN**

**VIEWS OF THE COUNTRYSIDE**

**ELECTRIC DIMPLEX HEATING**

**UPVC DOUBLE GLAZING**

**COUNCIL TAX BAND A**

**EPC RATING C**

**F212**

Offers Over  
£82,000

This beautifully presented one bedroom first floor apartment is situated in a quiet, central location and is within walking distance of all local amenities and transport links.

The property benefits from Electric Dimplex Heating and UPVC Double Glazing. The good sized accommodation comprises: Hallway, bright and airy Lounge with large window to the front allowing natural light to flood in, modern fitted Kitchen with a selection of wall and base mounted units providing ample storage and a window to rear overlooking the surrounding countryside, stylish Bathroom with three piece suite in white, electric shower over the bath and a good sized Double Bedroom with storage cupboard.

Outside, there is a shared drying green.

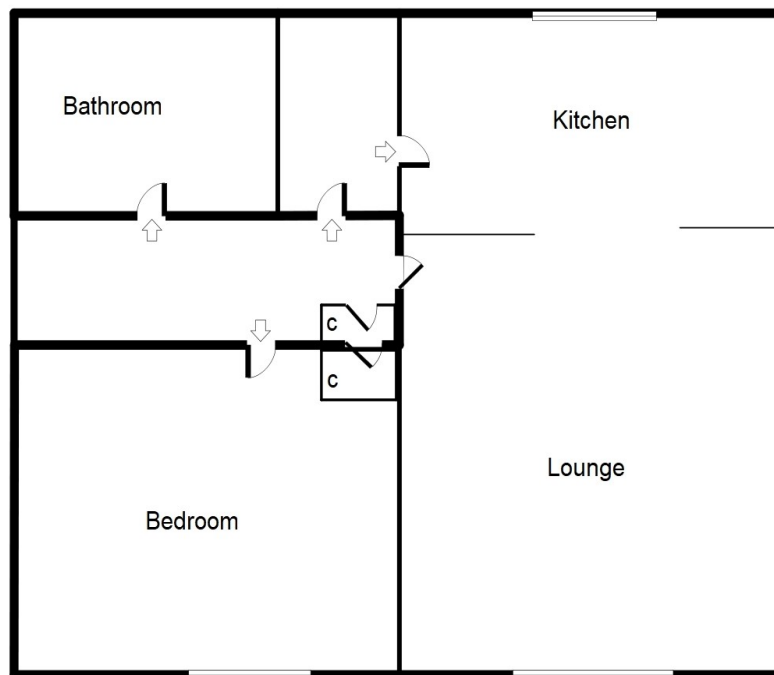
This property is immaculately presented throughout and would be ideal for a first time buyer or as a buy to let investment opportunity. There is ample storage throughout and stunning views from the Kitchen over surrounding countryside towards Findhorn. An internal viewing is highly recommended to see 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: 3.6m x 4.6m (12'1" x 15')
- Kitchen: 3.6m x 1.7m (12'1" x 5'7")
- Bedroom: 3.4m x 3.6m (3'3" x 12')
- Bathroom: 1.8m x 1.6m (6' x 5'4")



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.