

Brander Gardens, Forres, IV36 2QD



We are delighted to offer this spacious and modern two bedroomed Ground Floor Apartment situated in a popular residential area of the picturesque town of Forres.

GROUND FLOOR APARTMENT
IMMACULATELY PRESENTED
TWO DOUBLE BEDROOMS
EXCELLENT CONDITION
AMPLE PARKING
POPULAR RESIDENTIAL AREA
GAS CENTRAL HEATING
TRIPLE GLAZING
FACTORING APPROX. £40 PER MONTH
COUNCIL TAX BAND C
EPC RATING B
F215

Offers Over
£120,000

This immaculately presented two bedroomed ground floor apartment is located in a popular residential area lying within close proximity of all local amenities and transport links. Entered through a private security door this bright and spacious property would make an ideal home.

The property benefits from Triple Glazing and Gas Central Heating. The good sized accommodation comprises: bright and airy open plan Lounge with large window to the front allowing natural light to flood in, modern fully fitted Kitchen with high spec. wall and base mounted units, 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 and shower over the bath. Large walk-in storage cupboard.

Outside, there is ample parking available.

The blinds, fridge and washing machine will be included in the sale. The sofa bed and two double beds are also available.

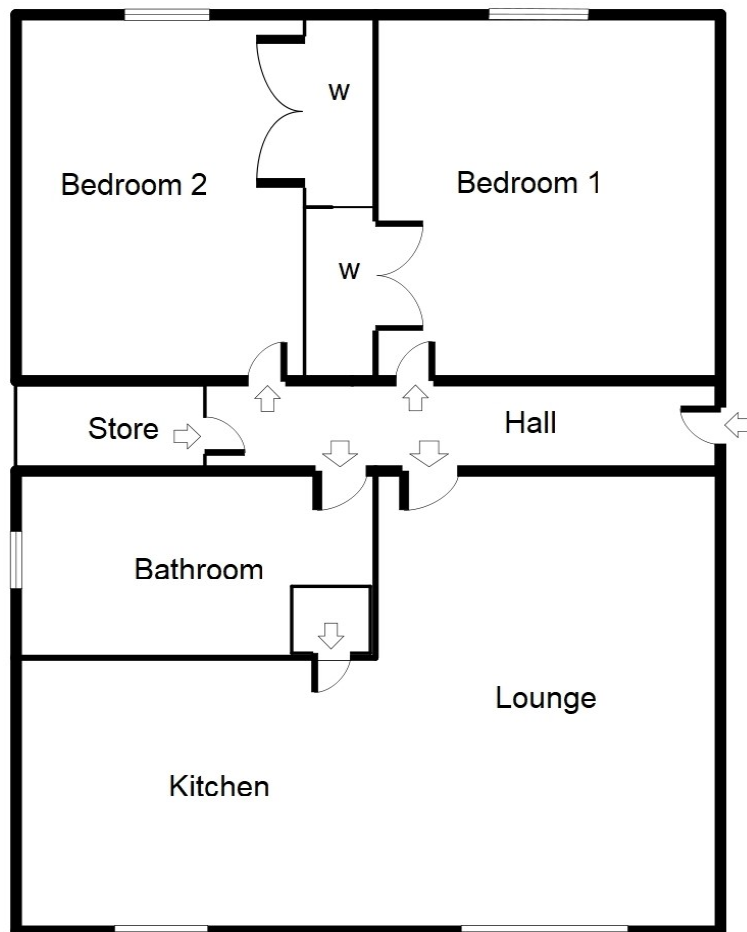
This stunning apartment is in walk-in condition throughout and an internal viewing is highly recommended to appreciate the attractive décor and spacious living accommodation on offer.





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

- Lounge: 3.5m x 4.69m (11'5" x 15'4")
- Kitchen: 3.2m x 2.5m (10'6" x 8'2")
- Bedroom 1: 3.01m x 3.25m (9'10" x 10'8")
- Bedroom 2: 3.0m x 3.25m (9'10" x 10'8")
- Bathroom: 3.2m x 2.1m (10'6" 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.