

****REDUCED PRICE FOR A QUICK SALE —£25,000 UNDER VALUATION****

9 St. Margarets Court, Forres, IV36 1WS



We are delighted to offer this traditional two bedroomed semi-detached house situated in a quiet but central location of the picturesque town of Forres.

**TRADITIONAL SEMI-DETACHED
HOUSE**

TWO BEDROOMS

GOOD CONDITION

CENTRAL LOCATION

ELECTRIC STORAGE HEATING

TIMBER DOUBLE GLAZING

COUNCIL TAX BAND B

EPC RATING E

F217

**Offers Over
£85,000**

This spacious two bedroomed semi-detached house is situated in a quiet but central location of the picturesque town of Forres and is within close proximity of all local shops, amenities and transport links.

The immaculately presented property benefits from Timber Double Glazing and Electric Storage Heating. The good sized accommodation comprises: bright and spacious Lounge, modern fitted Kitchen with a selection of wall and base mounted units, integrated oven, hob and cooker hood, two good sized Double Bedrooms and a stylish Shower Room with walk-in shower cubicle incorporating an electric shower.

This property would make an ideal 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: 3.76m x 2.64m (12'4" x 8'8")
- Entrance Hallway: 2.55m x 2.09m (8'4" x 6'10")
- Kitchen: 2.41m x 1.78m (7'11" x 5'10")
- Bedroom 1: 3.93m x 2.77m (12'11" x 9'1")
- Bedroom 2: 3.89m x 2.53m (12'9" x 8'4")
- Shower Room: 1.80m x 2.18m (5'11" x 7'2")



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.