



**Tytler Street, Forres, IV36 1GG**  
**Offers Over £105,000**

**BELVOIR!**

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2 Bedroom second floor flat located within a popular residential area of Forres.  
A great purchase for a 1st time buyer or as an investment property.

The property is within walking distance of all the local amenities, shops, post office, primary and secondary schools, railway station and the town centre of Forres.

Accommodation comprises entrance hallway, lounge, kitchen, bathroom and 2 double bedrooms.  
Further benefits include Off street parking with allocated space, gas central heating and double glazing.

EPC C

Council Tax Band B

### Hallway

The property is entered via a secure wooden door and leads directly to the hallway.

Carpet to the floor.

Security intercom.

Ceiling light fitting.

Mains smoke detector

Built in cupboard providing storage space and housing the electricity meter and consumer unit.

Central heating radiator.

Loft access hatch with ladder providing more storage in the floored attic space.

### Lounge 13'5" x 13'1" (4.1 x 4)

Bright spacious lounge with two large windows to the front aspect.

Fitted carpet.

Ceiling light fitting.

Central heating radiator.

Mains smoke detector.

### Kitchen 10'2" x 9'2" (3.1 x 2.8)

Modern kitchen with a range of wall mounted cupboards and base units with a roll top work surface and co-ordinating splash back to the walls.

Integrated appliances include a four, ring gas hob, electric oven and extractor hood.

Stainless steel single sink, drainer and mixer tap.

Space for dining table.

Extractor fan.

Double glazed window to the front aspect.

Tile effect vinyl to the floor.

Smoke alarm and Carbon monoxide alarm.

Central heating radiator.

Built in storage cupboard which house the gas fired boiler and provides shelved storage space.

### Bathroom 7'2" x 5'6" (2.2 x 1.7)

Bathroom comprises a three piece suite in white, mains shower over bath, pedestal wash hand basin and W.C.

Vinyl to floor.



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Central heating radiator.

Extractor fan.

Central heating radiator.

### **Bedroom 1 12'1" x 9'10" (3.7 x 3)**

Double Bedroom with double glazed window to the rear aspect.

Ceiling light fitting.

Central heating radiator.

Carpet to the floor.

Built in double wardrobe with mirror fronted doors.

### **Bedroom 2 12'1" x 9'2" (3.7 x 2.8)**

Double Bedroom with window to the rear aspect.

Ceiling light fitting.

Central heating radiator.

Carpet to the floor.

Built in double wardrobe.

### **Exterior**

Externally there is allocated off-street parking to the front and a communal drying and bin area to the rear.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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