



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**16 Seaforth Place, Forres, IV36 1BE**

**Offers over £78,000**

First floor flat situated in a central location close to Forres High Street. The accommodation comprises entrance hall, lounge, kitchen, bedroom and bathroom. The property further benefits from gas central heating, double glazing and communal grounds.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

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**ENTRANCE HALL**

Wooden and glazed door; fitted carpet; ceiling light fitting.

**STAIRCASE AND LANDING**



Fitted carpet; ceiling light fitting; walk-in cupboard housing the gas central heating boiler; built-in storage cupboard.

**LOUNGE**

13'5" x 11'1" (4.10m x 3.40m)



Window to front; fitted carpet; ceiling light fitting.

**KITCHEN**

9'6" x 7'4" (2.90m x 2.24m)



Window to rear; range of base and wall units; space for gas slot-in cooker; plumbed in Zanussi washing machine; vinyl flooring; ceiling light fitting; extractor fan.

**BEDROOM**

13'6" x 9'5" (4.13m x 2.88m)



Window to front; double Ikea Hasvik wardrobes; fitted carpet; ceiling light fitting.

**BATHROOM**

6'2" x 5'8" (1.89m x 1.75m)



Window to rear; sink; WC and bath with electric shower over; vinyl flooring; ceiling light fitting.

**OUTSIDE**

The grounds are all communal and there is a rotary clothes dryer.

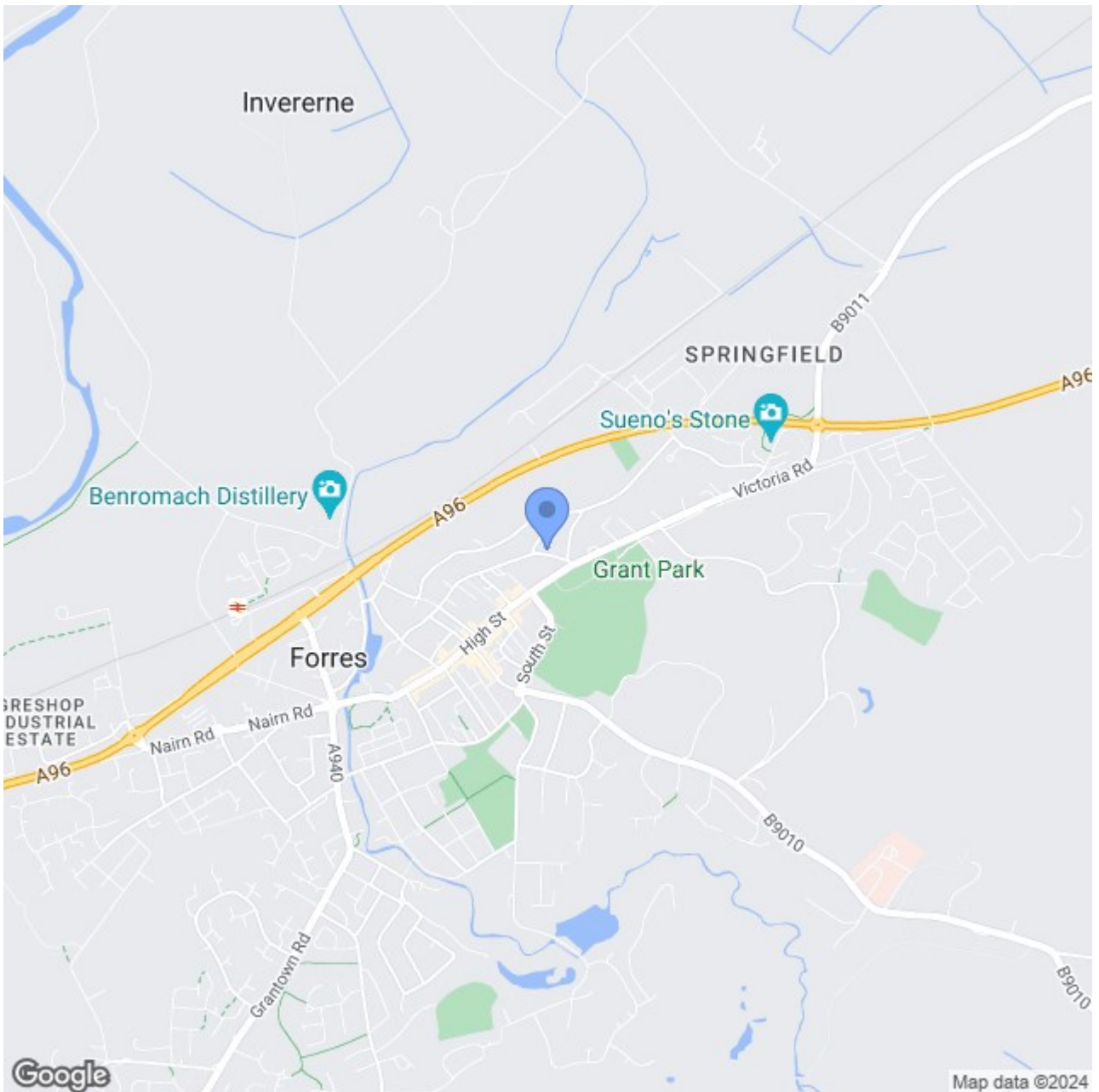
**NOTES**

Included in the asking price are all carpets and fitted floor coverings all light fittings; all bathroom fittings and the Ikea Hasvik wardrobes in the bedroom

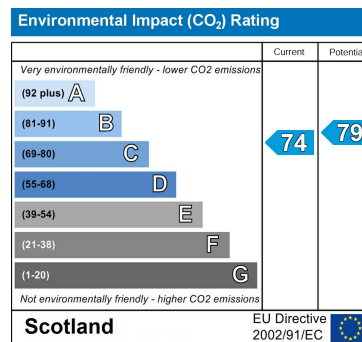
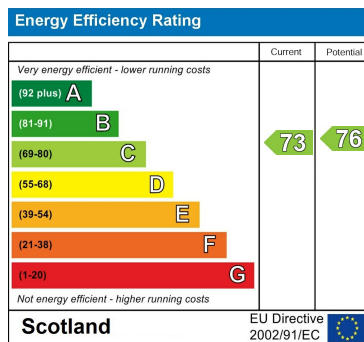
COUNCIL TAX BAND:

**VIEWING: CONTACT SELLING AGENT ON 01343  
555150**

## Area Map



## Energy Efficiency Graph



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