

## 46 High Street, Forres, IV36 1PF



We are delighted to offer this three bedroom first floor apartment situated in an ideal location within close proximity of Forres High Street.

**FIRST FLOOR APARTMENT**  
**THREE BEDROOMS**  
**CENTRAL LOCATION**  
**FREEHOLD**  
**LARGE TIMBER SHED**  
**ENCLOSED GARDEN**  
**LOCATED OVER COMMERCIAL PREMISES**  
**GAS CENTRAL HEATING**  
**TIMBER DOUBLE GLAZING**  
**COUNCIL TAX BAND B**  
**EPC RATING D**  
**F250**

**Offers Over**  
**£88,000**

This spacious first floor apartment is situated in an ideal location off Forres High Street and within walking distance of all local shops, amenities and transport links.

The property benefits from Timber Double Glazing and Gas Central Heating. The good sized accommodation comprises: Lounge, spacious Dining Kitchen, three Bedrooms and Shower Room with walk-in shower cubicle and heated towel ladder.

Outside, there is an enclosed garden with large Timber Shed.

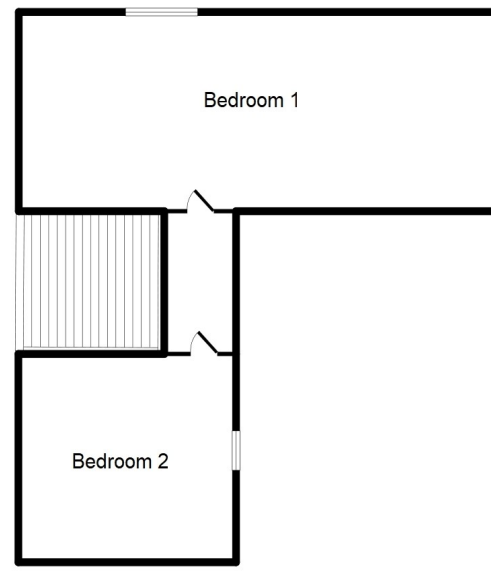
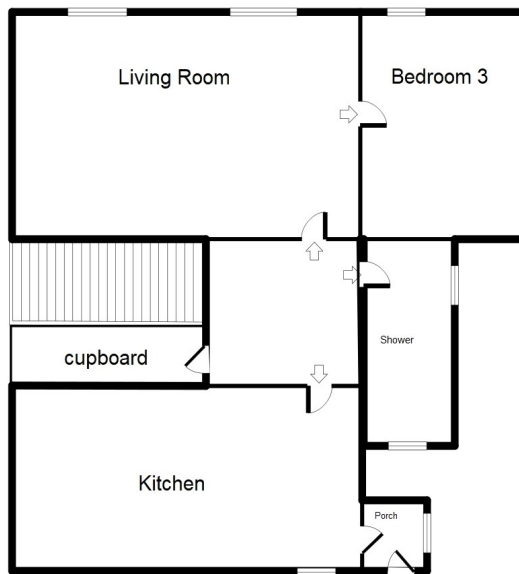
This apartment would be ideal for a first time buyer or as a buy to let investment opportunity and an internal viewing is highly recommended.





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

- Lounge: 4.07m x 4.35m (13'4" x 14'3")
- Hallway: 2.39m x 2.20m (7'10" x 7'3")
- Dining Kitchen: 4.02m x 3.78m (13'2" x 12'5")
- Bedroom 1 (at widest): 6.27m x 3.15m (20'7" x 10'4")
- Bedroom 2: (at widest): 3.27m x 3.06m (10'9" x 10'1")
- Bedroom 3: 4.16m x 2.20m (13'8" x 7'3")
- Shower Room: 3.15m x 1.23m (10'4" x 4'0")
- Large Timber Shed: 5.21m x 2.86m (17'1" x 9'5")



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.