

CLUNY ESTATE
AGENTS

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21 Tolbooth Street, Forres,
IV36 1PH



We are delighted to offer this one bedroomed Ground Floor Apartment situated in an ideal central location off Forres High Street.

GROUND FLOOR APARTMENT

ONE BEDROOM

FREEHOLD

CENTRAL LOCATION

GARDEN

TIMBER SHED

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND A

EPC RATING C

F284

Offers Over
£85,000

This well presented one bedroomed Ground Floor Apartment is situated in a prime central location within walking distance of Forres High Street and is close to all local amenities, shops and transport links. The well proportioned property benefits from Double Glazing and Gas Central Heating.

The good sized accommodation comprises: bright and spacious Lounge with large window to the front allowing natural light to flood in, nicely presented Kitchen with a good selection of wall and base mounted units, a good sized double bedroom and Shower Room with walk-in shower cubicle and under sink storage.

Outside, the property sits in a privately enclosed garden to the rear, laid to slabs for ease of maintenance. Timber Shed.

All of the white goods in the Kitchen are included in the sale.

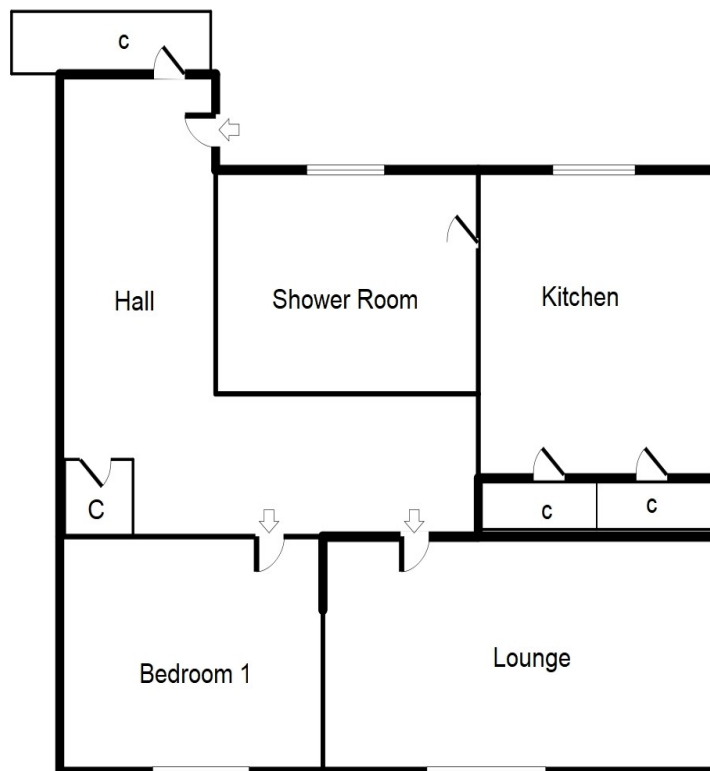
This delightful apartment is situated in an ideal location and an internal viewing is highly recommended to appreciate the full potential available.





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

- Lounge: 4.14m x 3.40m (13'7" x 11'2")
- Kitchen: 2.68m x 2.21m (8'10" x 7'3")
- Bedroom 1: 4.14m x 2.85m (13'7" x 9'4")
- Shower Room: 1.88m x 1.62m (6'2" x 5'4")



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.