

73 Balnageith Rise, Forres, IV36 2HF



We are delighted to offer this immaculately presented two bedroomed ground floor apartment situated in a popular residential area of the picturesque town of Forres.

GROUND FLOOR APARTMENT

TWO BEDROOMS

FREEHOLD

POPULAR RESIDENTIAL AREA

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND C

FACTORING APPROX. £36 per quarter

EPC RATING C

F291

Offers Over
£120,000

This well presented two bedroomed ground floor apartment is located in a popular residential area within walking distance of 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 French Doors allowing natural light to flood in, fully fitted Kitchen with a good selection of wall and base mounted units, integrated gas hob, cooker hood and oven, two good sized double bedrooms incorporating built in double mirrored wardrobes providing ample storage facilities and a nicely decorated Bathroom with three piece suite and shower over bath.

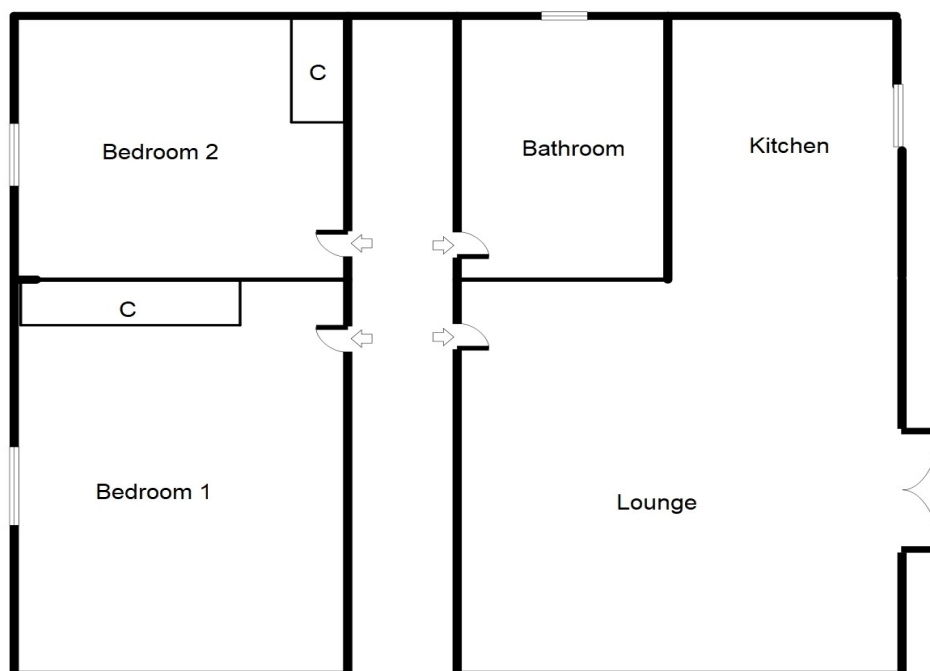
This immaculate apartment is situated in an ideal location and would make a lovely home. A viewing is highly recommended to appreciate the bright and spacious accommodation on offer.





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

- Vestibule: 1.26m x 1.19m (4'2" x 3'11")
- Lounge: 4.10m x 3.99m (13'5" x 13'1")
- Hallway: 2.90m x 1.26m (9'6" x 4'2")
- Kitchen: 2.94m x 2.06m (9'8" x 6'9")
- Bedroom 1: 4.0m x 3.25m (13'1" x 10'8")
- Bedroom 2: 2.55m x 3.07m (8'4" x 10'1")
- Bathroom: 2.96m x 1.78m (9'8" x 5'10")



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.