

**CLUNY** ESTATE  
AGENTS

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**\*\*REDUCED PRICE\*\* REDUCED PRICE\*\*REDUCED PRICE\*\***

140 High Street,  
Forres, IV36 1NP



We are delighted to offer this attractive two bedroomed Maisonette situated in an ideal central location of the picturesque town of Forres.

MAISONETTE

TWO BEDROOMS

FREEHOLD

CENTRAL LOCATION

GAS CENTRAL HEATING

TIMBER FRAMED SINGLE GLAZING

LOCATED IN A CONSERVATION AREA

CATEGORY 1 LISTED BUILDING (t.b.c. by the title deeds)

ON STREET PARKING

COUNCIL TAX BAND B

EPC RATING D

F293

Offers In the  
Region of  
£85,000

This well presented two bedroom Maisonette is situated in an ideal central location close to all shops, amenities and transport links. The well proportioned property benefits from Timber Framed Single Glazing and Gas Central Heating.

The good sized accommodation comprises: GROUND FLOOR:- Hallway and Shower Room with walk-in corner shower cubicle.

FIRST FLOOR:- bright and airy Lounge with fireplace to the centre incorporating hardwood surround creating a lovely focal point, modern Kitchen with a good selection of wall and base mounted units and two good sized bedrooms. There is attic storage available.

This is a charming property situated in an ideal location and would make an ideal home or investment opportunity. An internal viewing is highly recommended to appreciate the bright and spacious accommodation on offer.

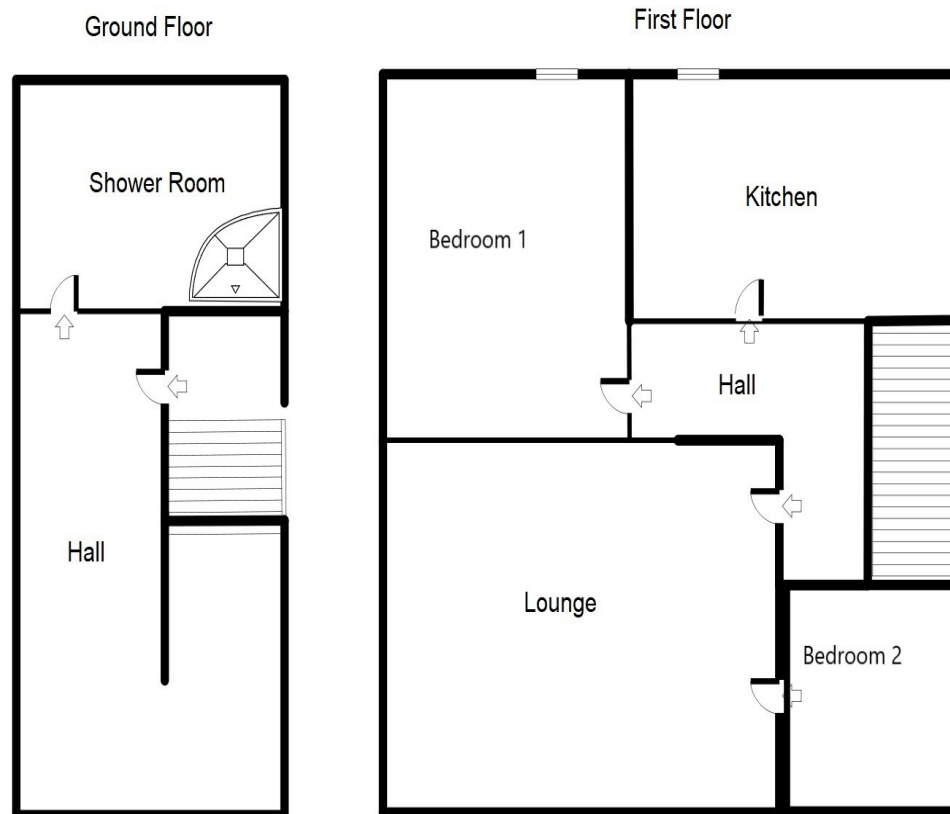






**If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836**

- Lounge: 4.11 m x 4.21m (13'6" x 13'10")
- Hallway (incl. stairs): 5.86m x 2.06m (19'3" x 6'9")
- Kitchen: 3.04m x 2.12m (10'0" x 6'11")
- Bedroom 1: 3.24m x 3.40m (10'8" x 11'2")
- Bedroom 2: 2.29m x 2.10m (7'6" x 6'11")
- Shower Room: 1.81m x 1.75m (5'11" x 5'9")



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.