

CLUNY ESTATE
AGENTS

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4 Tulloch Park, Forres, IV36 1AX



We are delighted to offer this one bedroom Ground Floor Flat situated in an ideal central location of the picturesque town of Forres.

GROUND FLOOR FLAT
ONE BEDROOM
FREEHOLD
CENTRAL LOCATION
GAS CENTRAL HEATING
TIMBER SINGLE GLAZING
SHARED LANE
TWO STORAGE SHEDS
COUNCIL TAX BAND B
EPC RATING D

F310

Offers Over
£75,000

This well presented one bedroom ground floor flat is located in a central location close to all amenities, shops and transport links. The property is in good condition throughout but could benefit from some modernisation. The well proportioned property benefits from Timber Single Glazing and Gas Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with electric fireplace to the centre creating a lovely focal point and archway leading through to the Kitchen which incorporates a breakfast bar providing an excellent space for all of your informal dining requirements. There is a good sized double bedroom and Bathroom with large arch frosted window and three piece suite in white. Outside, there are two storage sheds.

This property would provide an excellent investment opportunity or as an ideal home for a first time buyer. Viewing is highly recommended to appreciate the 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: 4.87m x 3.37m (16'0" x 11'1")
- Hallway: 2.63m x 1.05m (8'7" x 3'5")
- Kitchen: 3.57m x 1.67m (11'9" x 5'6")
- Bedroom 1: 4.05m x 3.12m (13'4" x 10'3")
- Bathroom: 2.84m x 2.28m (9'4" x 7'6")



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.