

CLUNY ESTATE
AGENTS

91 High Street, Forres, IV36 1AA

T

(01309) 673836

E

forres@clunys.co.uk

W

www.clunys.co.uk

9 Tailwell, North Road,
Forres, IV36 1BA



We are delighted to offer this one bedroom first floor apartment situated in an ideal central location close to all amenities and transport links.

FIRST FLOOR APARTMENT

ONE BEDROOM

FREEHOLD

CENTRAL LOCATION

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

ON STREET PARKING

COUNCIL TAX BAND A

EPC RATING C

F319

Offers Over
£80,000

This well presented one bedroomed first floor apartment is situated in an ideal central location close to all local amenities, shops and transport links. The well proportioned property benefits from UPVC Double Glazing and Gas Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with open arch to the Kitchen which has been fitted with a good selection of wall and base mounted units and has a window to the rear providing a lovely scenic outlook. There is a good sized Bathroom with three piece suite in white and shower over the bath together with a good sized double Bedroom incorporating a built-in double mirrored wardrobe providing ample storage facilities.

There are two cupboards located in the hallway together with an external cupboard located on the landing.

Outside, there is a shared drying green to the rear.

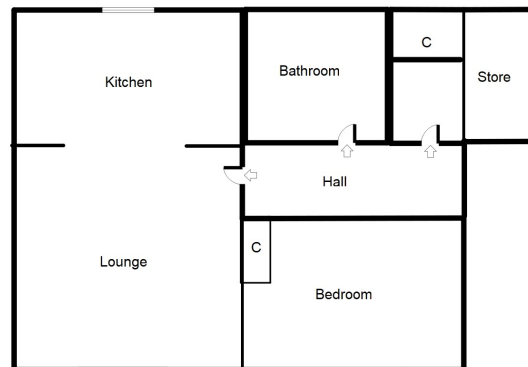
A viewing is highly recommended to appreciate the bright and spacious accommodation on offer.





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

- Lounge: 4.61m x 3.24m (15'1" x 10'8")
- Hallway: 3.50m x 0.90m (11'6" x 2'11")
- Kitchen: 3.50m x 1.71m (11'6" x 5'8")
- Bedroom 1: 3.54m x 3.65m (11'7" x 12'0")
- Bathroom: 1.97m x 1.67m (6'5" x 5'6")
- External Cupboard: 1.07m x 1.04m (3'6" x 3'5")



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.