

2 Fleurs Crescent, Forres, IV36 1LZ



We are delighted to offer this one bedroom Ground Floor Apartment situated in a popular residential area of the picturesque town of Forres.

GROUND FLOOR APARTMENT
ONE DOUBLE BEDROOM
FREEHOLD
POPULAR RESIDENTIAL AREA
FRONT GARDEN & SHARED DRYING GREEN
FULLY REFURBISHED
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
STREET PARKING
COUNCIL TAX BAND A
EPC RATING C

F341

Offers Over
£83,000

This well presented and fully refurbished one bedroom Ground Floor Apartment is located in a popular residential area close to all amenities, shops and transport links. The well proportioned property benefits from UPVC Double Glazing and Gas Central Heating.

The good sized accommodation comprises: bright and spacious Lounge, modern Kitchen with a selection of wall and base mounted units, integrated oven and hob, a good sized double bedroom incorporating built in storage and a Shower Room with walk-in corner shower cubicle.

Outside, the property benefits from a front garden laid to lawn together with a shared drying green to the rear.

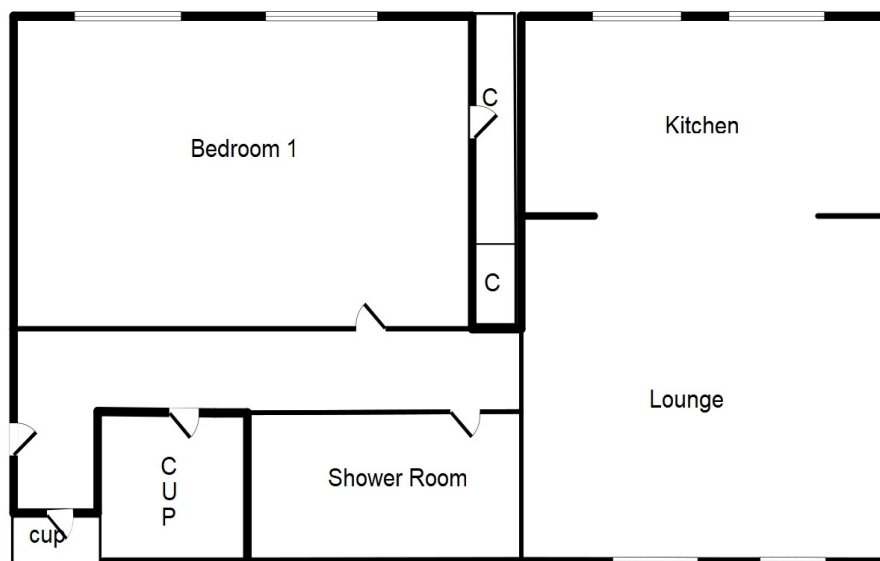
This delightful property has been recently refurbished to a high standard throughout and would make a lovely home. An internal viewing is highly recommended.





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

- Lounge: 4.03m x 3.75m (13'3" x 12'4")
- Kitchen: 3.91m x 1.69m (12'10" x 5'7")
- Bedroom 1: 3.75m x 2.77m (12'4" x 9'1")
- Shower Room: 1.99m x 1.72m (6'6" x 5'8")



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.