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****REDUCED PRICE**REDUCED PRICE**REDUCED PRICE****

Flat 3, 91 High Street, Forres, IV36 1AA



We are delighted to offer this well presented one bedroom first floor apartment situated in an ideal location off Forres High Street.

FIRST FLOOR APARTMENT

ONE DOUBLE BEDROOM

FREEHOLD

NICELY PRESENTED

CENTRAL LOCATION

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

COUNCIL TAX BAND A

EPC RATING D

F343

Offers Over
£70,000

This nicely presented one bedroom first floor apartment is situated in an ideal location, off Forres High Street and is within walking distance of all shops, amenities and transport links.

The property benefits from UPVC Double Glazing and Gas Central Heating. The good sized accommodation comprises: bright and airy Lounge incorporating laminate flooring and benefitting from large double windows allowing natural light to flood in. The Kitchen has been fitted with wood effect base units, integrated oven, gas hob and a tiled splashback. There is a spacious Double Bedroom with mirrored wardrobes providing ample storage facilities together with a good sized Shower Room with walk-in corner shower cubicle.

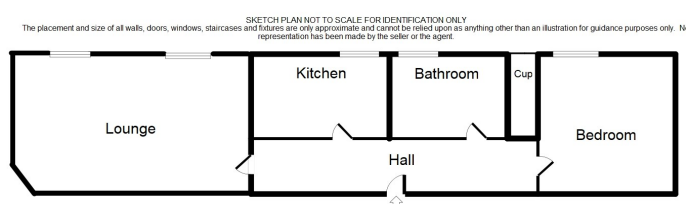
This property would be ideal for a first time buyer or as a buy to let investment opportunity and an internal viewing is highly recommended.





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

- Lounge: 5.02m x 2.99m (16'6" x 9'10")
- Kitchen: 2.77m x 1.94m (9'1" x 6'5")
- Double Bedroom: 3.35m x 2.83m (11'0" x 9'3")
- Shower Room: 2.23m x 1.88m (7'4" x 6'2")



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.