



91 High Street, Forres, IV36 1AA

T

(01309) 673836

E

forres@clunys.co.uk

W

www.clunys.co.uk

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

**7 Claremont, North Road, Forres,
IV36 1AT**



We are delighted to offer this one bedroom first floor apartment situated in a quiet residential location of the picturesque town of Forres.

FIRST FLOOR APARTMENT

COMMUNAL GARDEN

ONE BEDROOM

FREEHOLD

QUIET RESIDENTIAL AREA

GAS CENTRAL HEATING

TIMBER DOUBLE GLAZING

OFF STREET PARKING

INTERNAL STORE CUPBOARD ON LANDING

COUNCIL TAX BAND A

EPC RATING C

F382

**Offers Over
£73,000**

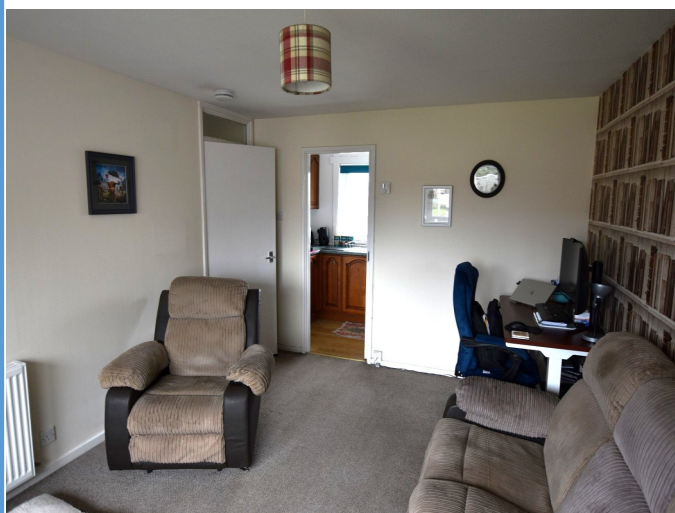
This nicely presented one bedroom first floor apartment with communal garden and off-street parking is located in a quiet residential area close to all amenities, shops and transport links. The well proportioned property benefits from Timber Double Glazing and Gas Central Heating.

The good sized accommodation comprises: bright and spacious Lounge with large window to the front allowing natural light to flood in, nicely presented kitchen with shelving and wall mounted unit, a good sized double bedroom and Bathroom with three piece suite and shower over the bath. There is an internal storage cupboard on the landing providing additional storage.

Outside the property benefits from a communal garden and off-street dedicated parking.

This lovely property would make an ideal home and an internal 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: 4.63m x 3.29m (15'2" x 10'9")
- Kitchen: 3.58m x 1.69m (11'9" x 5'6")
- Bedroom 1: 3.48m x 3.67m (11'5" x 12'1")
- Bathroom: 1.99m x 1.68m (6'6" x 5'7")



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.