



91 High Street, Forres, IV36 1AA

T

(01309) 673836

E

forres@clunys.co.uk

W

www.clunys.co.uk

8 Walker Court, Forres, IV36 1ZQ



We are delighted to present this two bedroom ground floor apartment, ideally situated in a popular residential area of Forres. The property enjoys close proximity to a wide range of local amenities, including shops, transport links, and everything the picturesque town has to offer.

GROUND FLOOR APARTMENT

TWO BEDROOMS

NICELY PRESENTED

FREEHOLD

POPULAR RESIDENTIAL AREA

ELECTRIC STORAGE HEATING

TIMBER FRAMED DOUBLE GLAZING

COMMUNAL PARKING

FACTORING APPROX. £90 per quarter

COUNCIL TAX BAND B

EPC RATING C

**Offers Over
£100,000**

F394

This well presented, two bedroom ground floor apartment enjoys a superb location in the vibrant town of Forres, just a short walk from local amenities, shops, and excellent transport links.

The property offers well proportioned accommodation throughout and benefits from double glazing and electric storage heating, making it an ideal home for a first-time buyer or investor. The generously sized layout includes an exceptionally bright and spacious lounge, along with a modern kitchen fitted with a good range of wall and base units, as well an integrated oven, hob and cooker hood.

This attractive property offers two well-proportioned double bedrooms, one of which benefits from built-in double wardrobes that provide excellent storage. Additional storage is available via a convenient hall cupboard. The shower room is tastefully presented and features a generous walk-in corner shower cubicle.

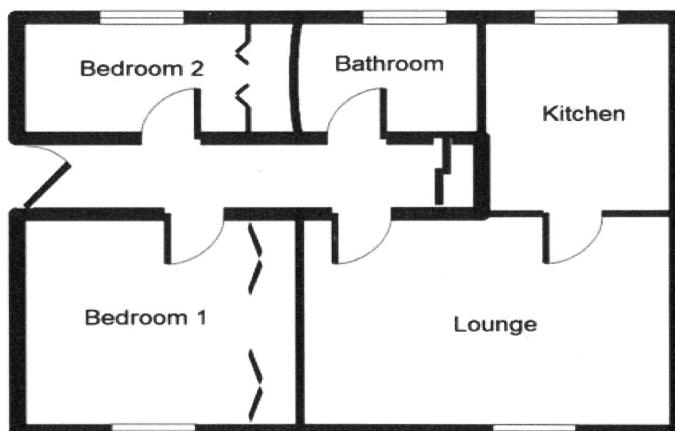
An internal viewing is highly recommended to fully appreciate the space and quality on offer.





• Vestibule:	1.84m x 0.95m	(6'1" x 3'1")
• Lounge:	4.50m x 3.27m	(14'9" x 10'9")
• Kitchen:	2.91m x 2.36m	(9'7" x 7'9")
• Bedroom 1:	3.35m x 2.98m	(10'12" x 9'9")
• Bedroom 2:	3.37m x 2.17m	(11'1" x 7'1")
• Shower Room:	1.97m x 1.88m	(6'6" x 6'2")

8 Walker Court



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.