



92d High Street

FORRES IV36 1NX



We are delighted to offer this 1 Bedroom, 1st Floor Flat located, just off Forres High Street. Ideal for a first time buyer or an Investment Opportunity.

The property has all the local amenities, shops, post office, primary and secondary schools, railway station and the town centre of Forres on the properties doorstep.

Accommodation, in move-in condition, comprising; Communal Entrance, Lounge, Kitchen, Bathroom and 1 Bedroom. Further benefits include Electric Central Heating and Double Glazing.

The property is South facing and enjoys a lot of natural light.

EPC Rating 'D'

Viewing is Highly Recommended

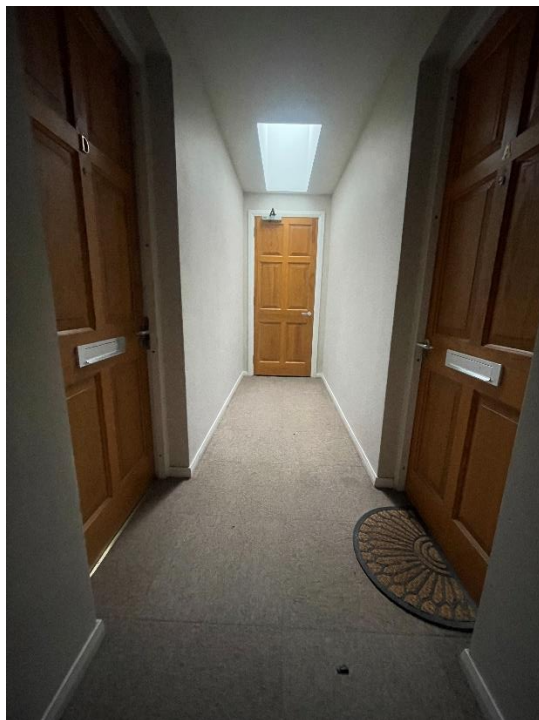
FIXED PRICE £79,500

(Survey Valuation £80,000)

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

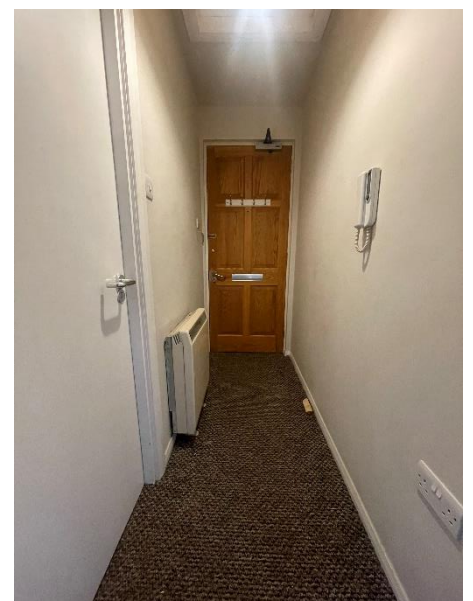
Access to the property is off Forres High Street where secure iron gates provide a secure and quiet location.

Entrance to the property is via an external staircase with a metal handrail leading to a secure door with security entry system. The Communal Hallway provides access to four flats. Carpet to the floor. Single light fitting to the ceiling.



Inner Hallway - 3'1"(0.94m) x 7'11"(2.4m)

Secure door with security spy hole and mounted coat hooks, leading to the Hallway. Carpet to the floor. Single pendant light fitting and smoke alarm to the ceiling. Wall mounted Dimplex heater. Carpet to the floor. Wall mounted handset for the security entry system. Loft access. Doors leading to the Bathroom and the Lounge.



Bathroom - 4'5"(1.34m) x 7'6"(2.28m) plus the recess

Three piece suite comprising of a low level WC, pedestal wash hand basin with chrome taps and part ceramic tiled splash back to the wall. Wall mounted overhead mirror and shaver point. Bath with chrome taps, overhead shower and shower curtain rail. Ceramic tiling to the walls. Ceiling light fitting. Xplair. Wall mounted shelf. Wood effect laminate to the floor.



Lounge - 9'4"(2.84m) x 14'2"(4.32m)

Lounge with multi panelled glazed windows to the front aspect with roller blind and curtain pole. Carpet to the floor. Single pendant light fitting and coving to the ceiling. Storage radiator. TV, BT and various power points. Open doorway to the kitchen and further door to the Bedroom.



Kitchen - 7'6"(2.28m) x 6'0"(1.83m)

Fitted Kitchen with a range of wall mounted cupboards and base units with a roll top worksurface which is finished with ceramic tiling to the walls. Space available for a cooker, washing machine and fridge/freezer. Stainless steel sink with chrome mixer taps and drainer. Various power points. Multi panelled glazed window to the front aspect. Single pendant light fitting to the ceiling, heat detector, wall mounted shelf and wood effect flooring.



Bedroom - 12'0"(m) x 7'6"(2.28m)

Double Bedroom with multi panelled glazed window to the front aspect with a roller blind. Carpet to the floor. Single pendant light fitting and coving to the ceiling. Wall mounted Dimplex heater. Double wardrobes, fronted by sliding doors, houses the water tank & consumer tanks and provides partial shelved and hanging storage. Two double power points.



Note 1

All floor coverings and light fittings are included in the sale. Council Tax Band 'A'
