



92c HIGH STREET, FORRES IV36 1NX



We are delighted to offer this 1 Bedroom, 1st Floor Flat, located, just off Forres High Street.

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

Accommodation comprising; Communal Entrance – Hallway, Lounge, Kitchen, Double Bedroom and Shower Room. Further benefits include Electric Central Heating and Double Glazing.

Ideal for a first time buyer or an investment opportunity.

EPC Rating D

OFFERS OVER £85,000

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

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.



Hallway - 3'0" x 7'11"

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

Shower Room - 8'5" x 4'5"

Three piece suite comprising of a low level WC, pedestal wash hand basin and shower enclosure with overhead mains shower. Ceramic tiling to the walls. Wall mounted mirror. Shaving point. Single pendant light fitting. Xplair. Wall mounted Dimplex heater. Glazed shelving. Chrome accessories. Mosaic tiled effect vinyl to the floor.



Lounge - 9'4" x 14'2"

Lounge with multi panelled glazed windows to the front aspect. Carpet to the floor. Single pendant light fitting, smoke alarm and coving to the ceiling. Wall mounted Dimplex heater. TV, BT and various power points. Doors leading to the Kitchen and Bedroom.



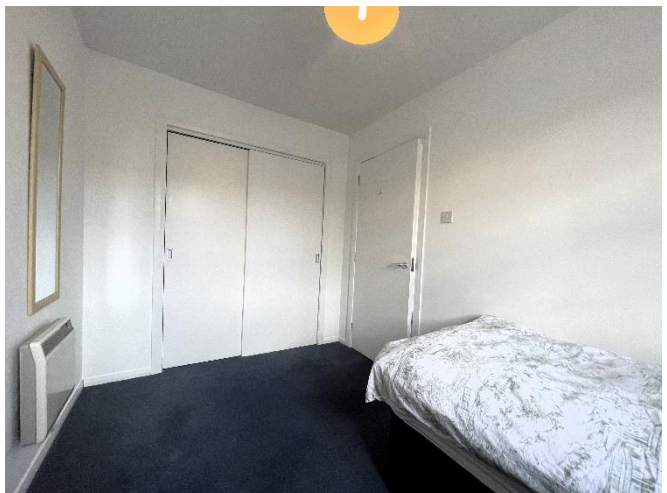
Kitchen - 5'11" x 7'6"

Modern Fitted Kitchen with a range of base units and wall mounted cupboards. Roll top work surface with ceramic tiling to the walls. Space available for a cooker, washing machine and fridge. Stainless steel sink, drainer and mixer tap. Various power points. Multi panelled glazed window to the front aspect. Three bulb light fitting and smoke alarm to the ceiling. Wall mounted Dimplex heater. Vinyl to the floor. Various power points. Wall mounted Electrisaver electronic timer.



Bedroom - 11'11"(3.62m) x 7'6"(2.28m)

Double Bedroom with multi panelled glazed window to the front aspect. 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 and provides hanging and shelved storage.



Note 1

All floor coverings and light fittings are included in the sale.

Council Tax Band A

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment.