

CLUNY ESTATE
AGENTS

91 High Street, Forres, IV36 1AA

T

(01309) 673836

E

forres@clunys.co.uk

W

www.clunys.co.uk

Lynmore, Albert Street, Forres, IV36 1PP



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AGENTS

We are delighted to offer this two bedroom detached house, situated in a quiet and desirable residential location close to local amenities, shops, and excellent transport links.

DETACHED HOUSE

TWO BEDROOMS

NON-TRADITIONAL CONSTRUCTION

FREEHOLD

DESIRABLE RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

GAS CENTRAL HEATING

**SINGLE, DOUBLE & SECONDARY DOUBLE
GLAZING**

COUNCIL TAX BAND C

EPC RATING D

F397

Offers in the
Region of
£145,000

This well-proportioned detached house, offering two bedrooms, is located in a much sought after residential area. The property has been well maintained throughout, while still presenting an excellent opportunity for buyers wishing to modernise and tailor the space to their own taste.

As the property is of non-traditional construction a number of lenders may not accept lending on this property. The availability of lending should be confirmed before purchase.

The property offers generous accommodation throughout and benefits from single, double and secondary glazing and gas central heating.

The well-proportioned layout includes an exceptionally bright and spacious lounge, a good-sized kitchen, and a convenient downstairs w.c. with useful under-sink storage. The dedicated dining room provides an inviting setting for family meals or entertaining guests with the family bathroom incorporating a shower over the bath. On the first floor can be found two generously sized double bedrooms offering comfortable and versatile accommodation.

Externally, the home is set within privately enclosed gardens to both the front and rear. The outdoor space is mainly laid to lawn, complimented by gravelled and slabbed areas designed for ease of maintenance.

This property would make an excellent home, and an internal viewing is strongly recommended to fully appreciate the space on offer.



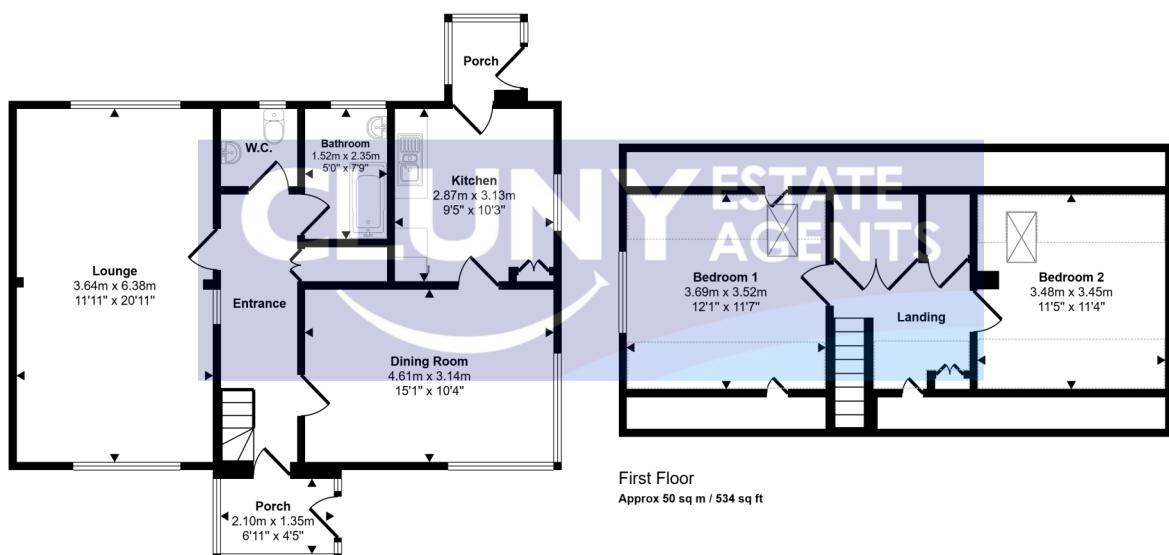


If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on
01309 673836

- Lounge: 3.64m x 6.38m (11'11" x 20'11")
- Bathroom: 1.52m x 2.35m (5'0" x 7'9")
- Kitchen: 2.87m x 3.13m (9'5" x 10'3")
- Dining Room: 4.61m x 3.14m (15'1" x 10'4")
- Bedroom 1: 3.69m x 3.52m (12'1" x 11'7")
- Bedroom 2: 3.48m x 3.45m (11'5" x 11'4")



Approx Gross Internal Area
118 sq m / 1275 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.