

CLUNY ESTATE AGENTS

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91 High Street,
Forres,
IV36 1AA

139A HIGH STREET, FORRES, IV36 1DX

FEATURES

- 3 Bedrooms
- First Floor Apartment
- Shared Access
- Nicely Presented
- Central Location
- Gas Central Heating
- Double Glazing
- Council Tax Band B
- EPC Rating C
- Freehold

FIXED PRICE:

£118,000



This attractive and recently refurbished first floor, three bedroomed apartment enjoys a prime location in the heart of Forres High Street, providing convenient access to a wide range of local amenities, shops, cafés, and transport links.

The accommodation comprises a bright and spacious lounge, a newly fitted, modern kitchen, three bedrooms, and a bathroom. The property offers comfortable living space throughout and would make an ideal purchase for first-time buyers, investors, or those looking to downsize within easy reach of the town centre.
The property also benefits from gas central heating and double glazing.

Benefitting from its central location and practical layout, this property presents an excellent opportunity to acquire a well-positioned home in the popular Moray town of Forres.


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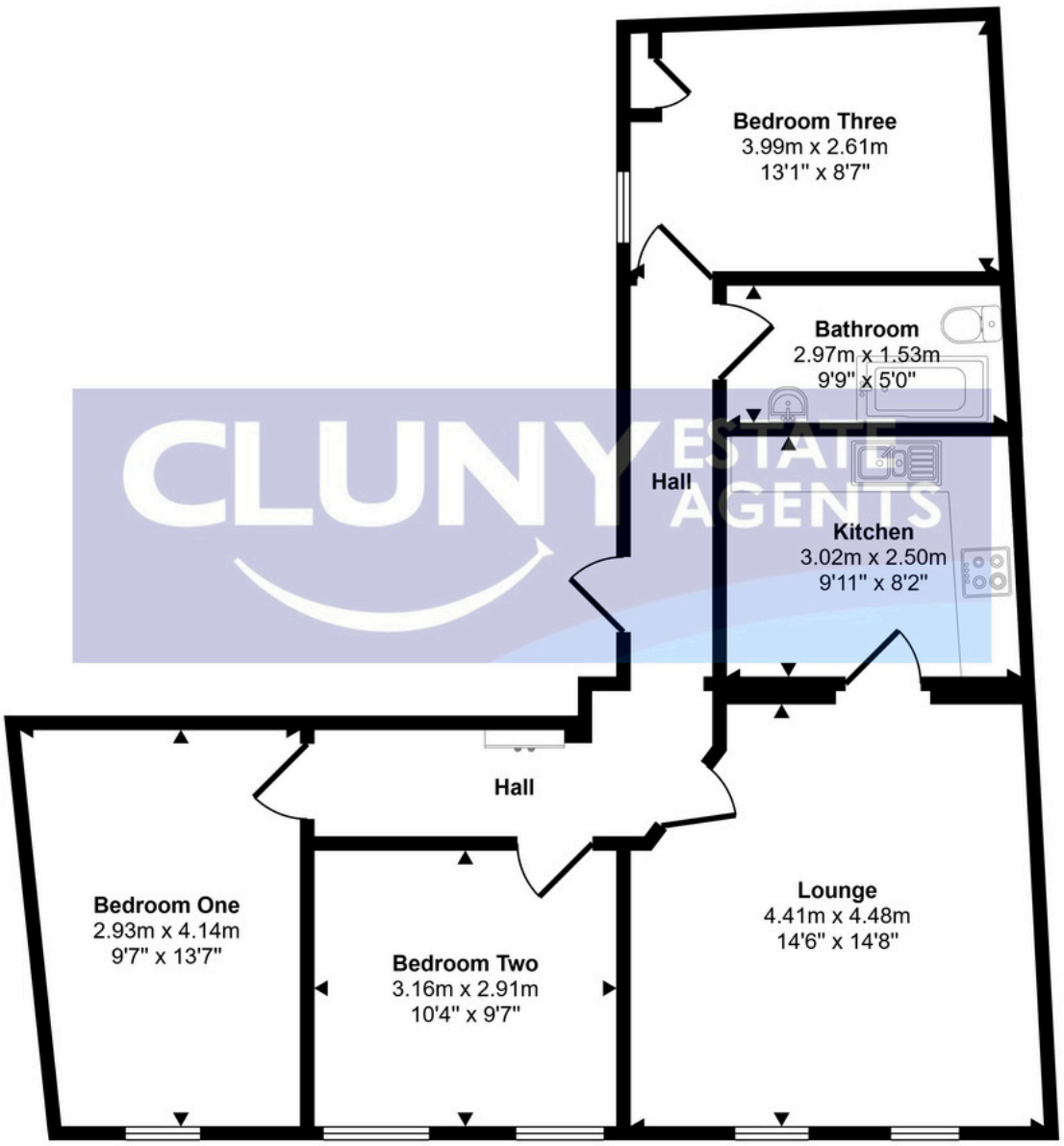





CAFÉ
ASHERS
BAKERY
HOME DELIVERY

Lounge: 4.41m x 4.48m
Kitchen: 3.02m x 2.50m
Bedroom One: 2.93m x 4.14m
Bedroom Two: 3.16m x 2.91m
Bedroom Three: 3.99m x 2.61m
Bathroom: 2.97m x 1.53m





Floorplan

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 guide-line only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

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