



**Fleurs Crescent, Forres, IV36 1LZ**  
Offers Over £83,000

**BELVOIR!**

Situated in the popular residential area of Fleurs Crescent, Forres, this well-presented two double bedroom second-floor flat offers comfortable and spacious living in a convenient location.

The property comprises a bright spacious lounge a well-equipped kitchen with ample storage and workspace, two generously sized double bedrooms, both offering built-in storage, and a modern family bathroom with shower over bath.

Set within a well-maintained block, the flat also benefits from electric heating and a gas fired boiler for hot water, double glazing, and an area of garden ground. Residents' parking is available nearby.

Located just a short distance from Forres town centre, the property offers easy access to a range of local amenities, schools, public transport links, and beautiful outdoor spaces.

Council tax band A

EPCE

## Hallway

Wooden and glazed door leads into the hallway.

Laminate flooring.

Ceiling light fitting.

Electric storage heater.

Security intercom.

Large storage cupboard housing consumer unit and meters.

Smoke detector.

## Lounge 15'5" x 13'1" (4.7 x 4)

Spacious lounge with window to the front aspect.

Laminate flooring.

Ceiling light fitting.

Feature fire place with electric fire.

Electric storage heater.



## Kitchen 11'9" x 7'2" (3.6 x 2.2)

Galley kitchen with window to the front aspect.

Good range of wall and base units with ample worktop space.

Wall mounted electric heater.

Heat detector.

Electric oven and hob.

Space for a washing machine and fridge freezer.

Sink with drainer.

Wall mounted gas boiler providing hot water.

## Bedroom 1 8'10" x 12'5" (2.7 x 3.8)

Double bedroom with window to the rear aspect.

Laminate flooring.

Ceiling light fitting.

Electric heater.

Double wardrobe with mirror fronted doors.

## Bedroom 2 9'2" x 11'5" (2.8 x 3.5)

Double bedroom with window to the front aspect.

Laminate flooring.

Ceiling light fitting.

Electric heater.

Double wardrobe with mirror fronted doors.

## Bathroom 11'9" x 4'11" (3.6 x 1.5)

Three piece bathroom suite in white comprising bath with electric shower over and glass screen, toilet and wash hand



basin.

Laminate flooring.

Window to the front aspect.

Ceiling light fitting.

Ladder style towel radiator.

### Communal area and exterior

Communal staircase providing access to the block of six flats.

To the rear of the property there is an area of garden belonging to No 22.





**BELVOIR!**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.