

CLUNY ESTATE
AGENTS

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****REDUCED PRICE £11,000 UNDER VALUATION**REDUCED PRICE****

97B High Street,
Forres, IV36 1AA



We are delighted to offer this newly refurbished three bedroom first floor apartment situated in a central location of the picturesque town of Forres.

FIRST FLOOR APARTMENT

THREE BEDROOMS

NEWLY REFURBISHED

FREEHOLD

CENTRAL LOCATION

ELECTRIC SYSTEM BOILER

UPVC DOUBLE GLAZING

OFF STREET PARKING SPACE

FULLY ENCLOSED COURTYARD

COUNCIL TAX BAND B

EPC RATING G

F385

Offers Over
£149,000

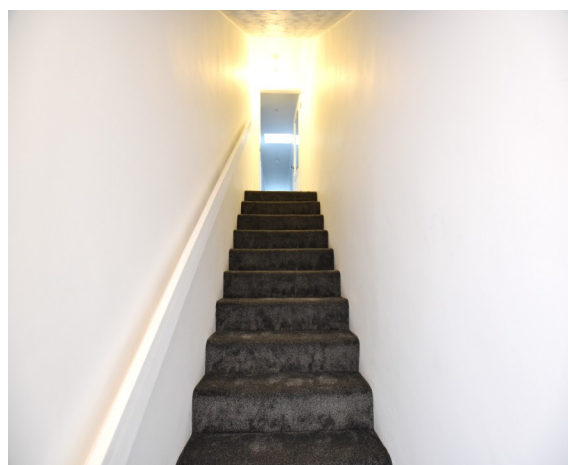
This very spacious three Bedroom First Floor Apartment has been fully renovated and provides immaculate accommodation. The property is located in a central location close to all local amenities, shops and transport links and benefits from UPVC Double Glazing and Electric Combi Boiler with central heating.

The good sized accommodation comprises: large open plan Kitchen/Lounge benefitting from modern fitted units including an electric fan oven, ceramic hob and plumbed washing machine. There are five double glazed picture windows making this a bright and airy space. The three good sized double bedrooms all incorporate built in wardrobes providing ample storage and there is a modern fully tiled wet room with large walk-in shower.

New carpets have been laid throughout.

Outside, the property benefits from a fully enclosed courtyard with lockable gate providing ample space for a garden shed and rotary clothes line together with a dedicated off road parking space providing parking for one car.

This property is in walk-in condition throughout and would make an ideal home. An internal viewing is highly recommended.





- Lounge: 6.46m x 4.08m (21'2" x 13'5")
- Hallway: 11.98m x 1.11m (39'3" x 3'7")
- Kitchen: 3.12m x 2.84m (10'3" x 9'4")
- Bedroom 1: 3.93m x 2.83m (12'11" x 9'3")
- Bedroom 2: 3.03m x 2.84m (10'0" x 9'4")
- Bedroom 3: 3.00m x 2.84m (9'10" x 9'4")
- Bathroom: 2.95m x 1.94m (9'8" x 6'4")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

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.