



Nairn Road, Forres, IV36 1FF
Offers Over £130,000

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Two bedroom ground floor apartment in a popular location in Forres. The property is within walking distance of all the local amenities, shops, post office, primary and secondary schools, railway station and the town centre of Forres.

Spacious accommodation comprises communal entrance, entrance hallway, lounge with doors out to the balcony, kitchen, 2 double bedrooms (master en suite) and a family bathroom. Further benefits include off street parking, gas central heating and double glazing.

EPC C
Council Tax band B

Communal entrance
The maintained communal area is entered via a secure access door and leads to the six apartments. Individual mail boxes. Courtesy lighting. There is a rear door providing access to the refuse area and car park.

Hallway
Secure door leads into the entrance hallway. Fitted carpet. Security intercom. Ceiling light fitting. Walk in storage cupboard housing the hot water tank and

consumer unit. Mains smoke detector.

Lounge 15'5" x 11'1" (4.7 x 3.4)
Well presented lounge with sliding floor to ceiling patio door to the front aspect. Fitted carpet. Central heating radiator. Ceiling light fitting.

Kitchen 11'5" x 8'2" (3.5 x 2.5)
Modern kitchen with a range of wall mounted cupboards and base units with a roll top work surface which incorporates a breakfast bar.

Integrated appliances include a four, ring gas hob, electric oven, extractor hood, dishwasher and washing machine. Space for a fridge freezer. Stainless steel single sink, drainer and mixer tap. Double glazed window to the front aspect. Tile effect vinyl to the floor. Smoke alarm. Central heating radiator.

Master bedroom 10'7" x 9'10" (3.25 x 3)
Double bedroom with an ensuite shower room. Carpeted flooring. Central heating radiator. Ceiling light fitting.



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Built-in double wardrobe with mirrored fronted doors.
Window to the rear aspect.

En suite shower room 10'5" x 4'7" (3.2 x 1.4)

Ensuite shower room with window to the rear aspect.
Shower enclosure with a mains' shower, WC and pedestal wash hand basin.

Fully tiled.

Extractor fan.

Chrome towel radiator.

Ceiling light fitting.

Vinyl flooring.

Bedroom 2 10'7" x 9'10" (3.25m x 3)

Double bedroom with window to the rear aspect.

Carpeted flooring.

Central heating radiator.

Ceiling light fitting.

Built-in double wardrobe with mirrored fronted doors.

Bathroom 8'10" x 5'6" (2.7m x 1.7)

Three piece bathroom in white comprising bath with mains shower over, W.C and pedestal wash hand basin.

Vinyl flooring.

Chrome towel radiator.

Ceiling light fitting.

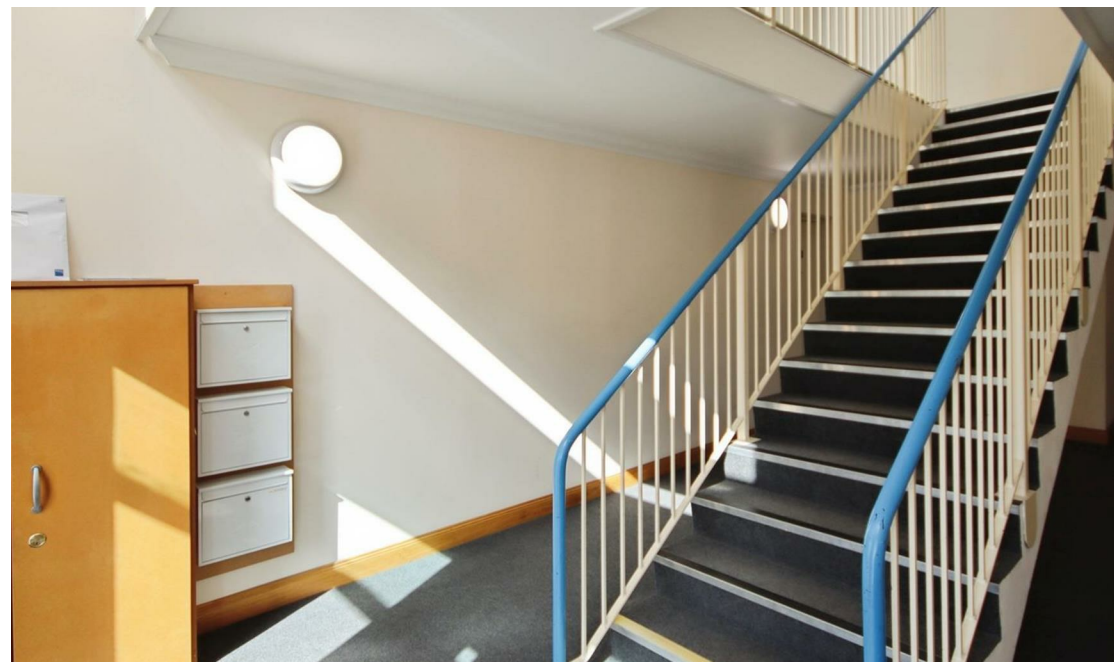
Extractor fan

External

To the front of the property there is a balcony with space for a bistro table and chairs which faces south.

To the rear of pine court there is residents parking.





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.

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