CLUNY ESTATE AGENTS

91 High Street, Forres, IV36 1AA

T (01309) 673836 E forres@clunys.co.uk W www.clunys.co.uk

****REDUCED PRICE**£28,000 UNDER VALUATION****

140 High Street, Forres, IV36 1NP

We are delighted to present this nicely appointed two-bedroom Maisonette, ideally located in the centre of the picturesque town of Forres, offering an ideal opportunity for first time buyers or investors. This delightful home offers a perfect blend of comfort and convenience and is within easy access of all local amenities, shops, and transport links.

MAISONETTE
TWO BEDROOMS
FREEHOLD
CENTRAL LOCATION
GAS CENTRAL HEATING
TIMBER FRAMED SINGLE GLAZING
LOCATED IN A CONSERVATION AREA
CATEGORY B LISTED BUILDING
ON STREET PARKING
COUNCIL TAX BAND B
EPC RATING D

O.I.R.O.
£57,000

F293

Nestled in the heart of the town, this delightful two bedroom Maisonette offers unrivalled convenience with easy access to local shops, amenities and excellent transport links.

Featuring timber framed single glazing and gas central heating this property offers a fantastic opportunity for a first time buyer looking to step onto the property ladder or investors seeking a promising asset.

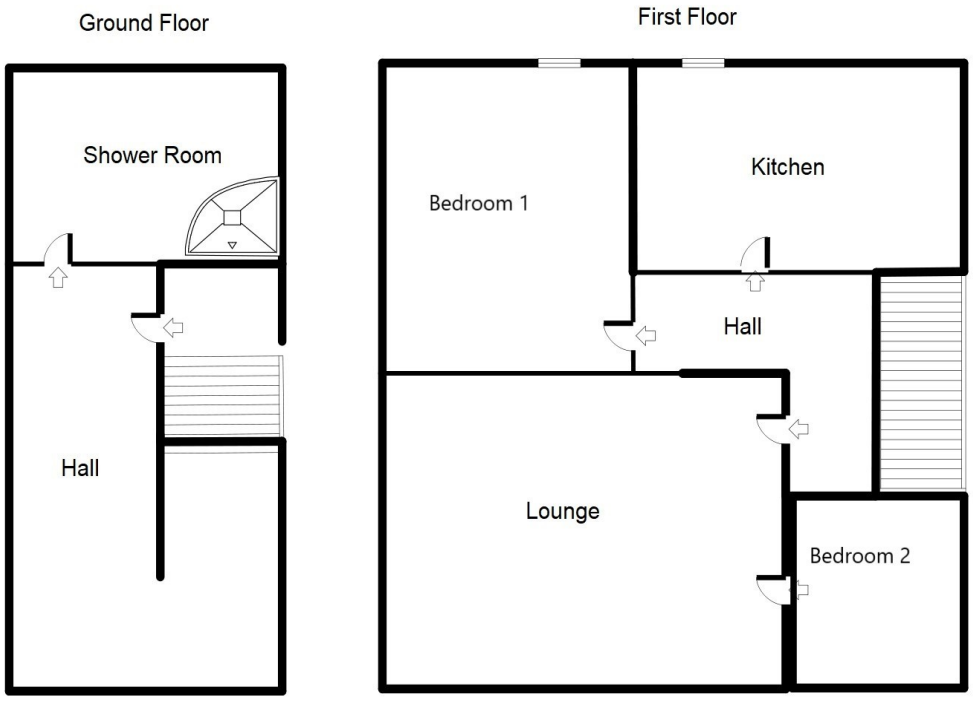
This delightful and well-proportioned residence offers bright and spacious accommodation across two thoughtfully designed levels. On the ground floor, you'll find a welcoming entrance hallway and a stylish shower room featuring a walk-in corner shower cubicle.

Upstairs, the first floor boasts a large and airy lounge, bathed in natural light, perfect for relaxing or entertaining. The modern kitchen is equipped with a generous range of wall and base-mounted units, offering excellent storage and everyday functionality. Two good sized bedrooms provide comfortable and flexible living spaces, ideal for families or hosting guests.

Additional attic storage enhances the practicality of the home, adding valuable extra space.

An internal viewing is strongly recommended to fully appreciate the generous layout this home provides.

• Lounge:	4.11 m x 4.21m	(13’6” x 13’10”)
• Hallway (incl. stairs):	5.86m x 2.06m	(19’3” x 6’9”)
• Kitchen:	3.04m x 2.12m	(10’0” x 6’11”)
• Bedroom 1:	3.24m x 3.40m	(10’8” x 11’2”)
• Bedroom 2:	2.29m x 2.10m	(7’6” x 6’11”)
• Shower Room:	1.81m x 1.75m	(5’11” x 5’9”)



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

Zoopla Smarter property search
PrimeLocation Find the home you deserve
rightmove the UK's number one property site
CLUNY ESTATE AGENTS