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Flat 1 Rosedene, Tytler Street, Forres, IV36 1EL



A fantastic opportunity to purchase a generously proportioned traditional two bed first floor flat. Conveniently located close to the centre of the popular town of Forres. With an attractive private garden which includes a summer house and stone shed.

**TRADITIONAL STONE BUILT FIRST FLOOR FLAT
TWO SPACIOUS BEDROOMS
WELL PRESENTED
FREEHOLD
PRIVATE GARDEN
SUMMER HOUSE AND STONE SHED
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
ON STREET PARKING
COUNCIL TAX BAND C
EPC RATING D**

**Offers Over
£150,000**

F427

Offering spacious living alongside a number of attractive traditional features, this property would make an ideal home for a wide range of buyers.

The generous accommodation comprises: hallway, kitchen/diner/family room, lounge with a wood burner creating a cosy focal point, a large main bedroom, further double bedroom, well fitted bathroom with shower over the bath and a practical pantry cupboard housing the washing machine and freezer.

One of the properties real highlights is the private garden, offering a space to relax, entertain or enjoy gardening. The garden also includes a stone shed that is split into two and summer house benefiting from power and light.

This is a charming property and an early viewing is highly recommended to fully appreciate it.

Curtains, blinds, light fittings and all white goods are included in the sale.













**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01309 673836**

Hallway:	8.03m x 1.27m
Lounge:	5.16m x 3.90m
Kitchen Lounge Diner:	4.99m x 4.72m
Bedroom 1:	5.50m x 4.67m
Bedroom 2:	4.21m x 4.66m
Bathroom:	2.45m x 1.55m
Summer House:	3.95m x 3.12m



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.