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18A High Street, Forres IV36 1DB



Nestled just off Forres High Street, this charming two bedroom first floor apartment offers the perfect blend of convenience and character. With local shops, cafés, amenities, and transport links all within easy walking distance, it presents an excellent opportunity for those seeking a central location while enjoying a sense of privacy and tranquillity.

FIRST FLOOR APARTMENT
TWO BEDROOMS
NICELY PRESENTED
CONVENIENT CENTRAL LOCATION
FREEHOLD
LOW MAINTENANCE GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING
GRAVEL PARKING SPACE
COUNCIL TAX BAND C
EPC RATING D

Offers Over
£135,000

Situated just off Forres High Street, this attractive two bedroom first floor apartment enjoys a convenient central location within easy reach of local amenities, shops and transport links.

The accommodation comprises a welcoming lounge featuring a charming wood-burning stove, creating a warm and cosy focal point. The well-appointed kitchen offers a range of wall and base-mounted units together with a breakfast bar, providing both practical storage and an ideal space for informal dining.

The property further benefits from a separate dining room, two generously sized bedrooms, and a family bathroom featuring a free-standing bath and separate shower cubicle. A particular highlight is the generously sized floored loft consisting of four small rooms, which provides excellent additional storage space. The accommodation is complemented by gas central heating and double glazing throughout.

Externally, the property enjoys a low-maintenance slabbed and gravelled garden, providing an excellent outdoor space. The outside space is enhanced by a private parking space and a garden shed.

Combining character and comfort in a desirable location, this delightful home is ideal for a range of purchasers seeking convenient town-centre living in the heart of Forres.





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CLUNY ESTATE AGENTS









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

Lounge:	4.64m x 4.08m (15'3" x 13'5")
Kitchen:	2.74m x 3.90m (9'0" x 12'10")
Dining Room:	3.28m x 3.78m (10'9" x 12'5")
Bathroom:	1.68m x 2.64m (5'6" x 8'8")
Bedroom One:	3.56m x 3.93m (11'8" x 12'11")
Bedroom Two:	3.32m x 2.15m (10'11" x 7'1")

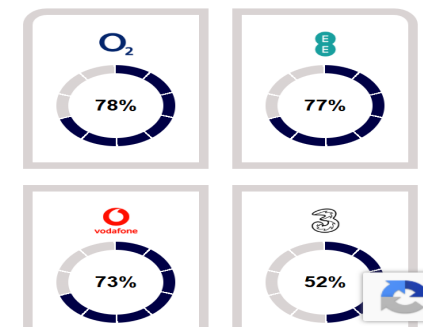


The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	18 Mbps	1 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	1800 Mbps	220 Mbps	✓

Networks in your area - Openreach
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

This shows the percentage of measurements across your postal **district** over the last 12 months that can successfully stream video or make a video call if they have coverage.



Approx Gross Internal Area
95 sq m / 1025 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



LOFT

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.