



High Street, Forres, IV36 1PQ
Offers Over £90,000

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This well-proportioned first floor flat is ideally located on Forres High Street, offering convenient access to local shops, cafés, and everyday amenities.

The property comprises two double bedrooms and a third single bedroom, which could also be used as a home office or study. There is a large lounge providing plenty of space for relaxing or entertaining, along with a separate kitchen and bathroom.

With generous room sizes and a central location, the flat would suit first-time buyers, buy-to-let investors, or those looking for a property close to the town centre.

Gas Central heating.
EPC D.
Council Tax band C.

Hallway

Secure wooden door from communal entrance opens into the hallway.
Fitted carpet.
Ceiling light fittings.
Central heating radiator.
Windows to side aspect.
Large storage cupboard housing the boiler.

Bedroom 1 7'10" x 10'2" (2.4m x 3.1m)

Double bedroom with window to the side aspect.
New fitted carpet.
Ceiling light fitting.
Fitted wardrobe.
Central heating radiator.

Bedroom 2 10'2" x 8'6" (3.1m x 2.6)

Double bedroom with window to the side aspect.
Ceiling light fitting.
Radiator.
New carpet.
Fitted double wardrobe.

Kitchen 10'2" x 6'6" (3.1m x 2m)

Fitted kitchen with window to the side aspect.
Wall and base units with worktop space.
Sink with drainer.
New vinyl flooring.
Freestanding cooker.
Space for white goods.

Bathroom 6'2" x 5'10" (1.9m x 1.8m)

Three piece bathroom in white comprising bath with shower over, Toilet and wash hand basin.
New vinyl flooring.
Central heating radiator.
Window to the side aspect.
Ceiling light fitting.

Lounge 17'4" x 14'5" (5.3m x 4.4m)

Very spacious, bright lounge with two large windows to the front aspect.
Fitted carpet.
Central heating radiator.
Ceiling light fittings.
Storage cupboard.



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Bedroom 3/ Office 14'5" x 6'6" (4.4m x 2m)

Third bedroom accessed from the lounge..

Fitted carpet.

Central heating radiator.

Window to the front aspect.





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