

CLUNY ESTATE
AGENTS

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****REDUCED PRICE** £10,000 UNDER VALUATION****

2 Tulloch Park, Forres,
IV36 1AX



We are delighted to offer this well presented two bedroomed mid-terraced house situated in a popular central location of the picturesque town of Forres.

MID-TERRACED HOUSE

TWO BEDROOMS

NICELY PRESENTED

FREEHOLD

CENTRAL LOCATION

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

ON-STREET PARKING

COUNCIL TAX BAND B

EPC RATING C

F399

Offers Over
£130,000

This well-presented two-bedroom mid-terraced house is situated in a popular residential area, close to local amenities, shops, and excellent transport links. The property benefits from UPVC double glazing and gas central heating throughout.

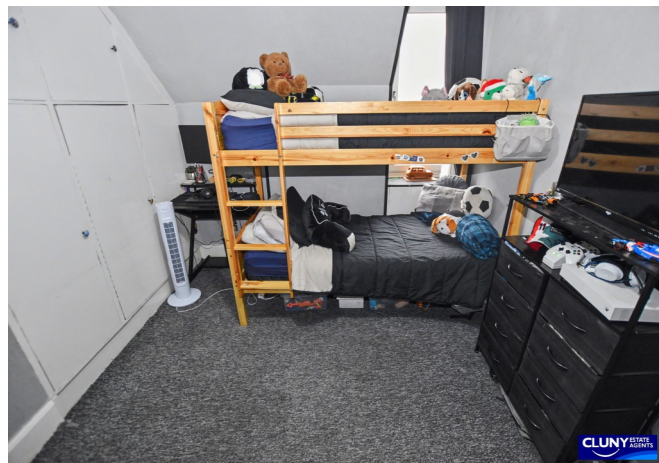
Inside, the accommodation offers a spacious lounge with a large front facing window that fills the room with natural light. The modern kitchen/diner provides ample space for cooking and dining, featuring a wide range of wall and base units along with an integrated oven, hob, and cooker hood.

Upstairs, there are two generously sized double bedrooms, both with built-in wardrobes offering ample storage. The family bathroom is tastefully decorated and is fitted with a three-piece suite, including a shower over the bath.

Outside, the property enjoys convenient on-street parking.

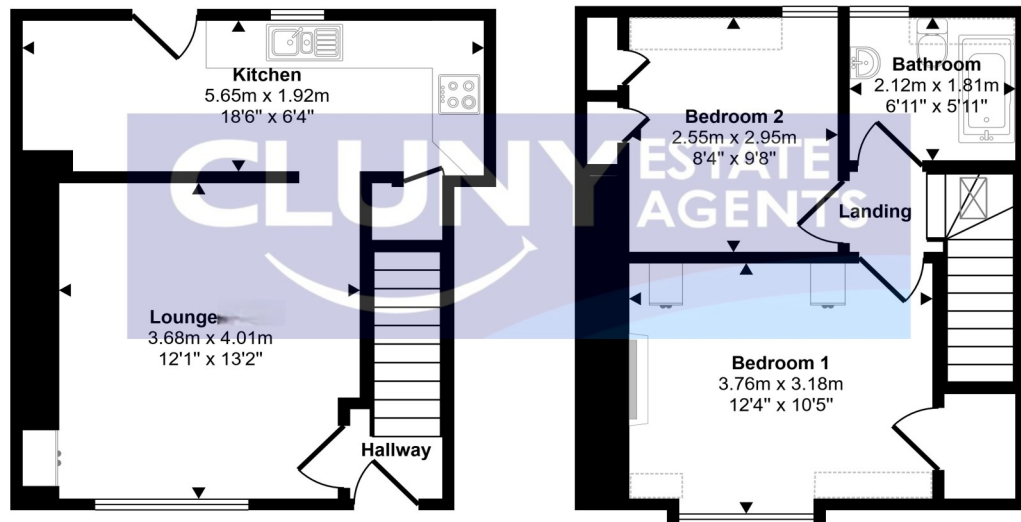
This charming home is ideally located and would make a lovely residence for anyone seeking a well maintained property in a central location.






- Kitchen/Diner: 5.65m x 1.92m (18'6" x 6'4")
- Lounge: 3.68m x 4.01m (12'1" x 13'2")
- Bedroom 1: 3.76m x 3.18m (12'4" x 10'5")
- Bedroom 2: 2.55m x 2.95m (8'4" x 9'8")
- Bathroom: 2.12m x 1.81m (6'11" x 5'11")

Approx Gross Internal Area
65 sq m / 700 sq ft



Ground Floor
Approx 32 sq m / 347 sq ft

First Floor
Approx 33 sq m / 353 sq ft

 Denotes head height below 1.5m

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.

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.