



## FLAT 3, 70 HIGH STREET, FORRES IV36 1PQ



We are pleased to offer this spacious 1 Bedroom 2nd Floor Flat located on Forres High Street.

Forres is a thriving Town with Shops, Supermarkets, Restaurants, Golf Course, Leisure Facilities and Beautiful Parks.

Accommodation comprises: Communal Entrance, Hallway, Lounge Diner, Kitchen, Bedroom and Shower Room.  
Further benefits include Electric Heating and Double Glazing.

Viewing is Strongly Recommended to Appreciate the Accommodation on Offer

EPC Rating Band F

**OFFERS OVER £70,000**

**£10,000 BELOW VALUATION**

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

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### **Communal Entrance**

Secure door, leading to the Communal Entrance, shared with four flats. Carpeted staircase leading to Private Entrance.

### **Hallway - 11'6"(3.5m) x 4'1"(1.24m)**

Secure door leading to Flat 3. Single light fitting, coving and smoke alarm to the ceiling. Carpet to the floor. Wall mounted heater. Window to the front aspect. Built in cupboard offering storage space. Double doors giving access to the Stairs leading to upper accommodation. Doors leading to the Dining Lounge and Shower Room.

### **Lounge Diner - 14'10"(4.52m) x 14'10"(4.52m)**

Spacious Lounge with double aspect with windows, one to the side aspect offering viewings over the roof tops and one to the front aspect. Fitted carpet to the floor. Various points, BT and TV points. Wall mounted heater. Single pendant light fitting and smoke alarm to the ceiling. Ample space available for a table and chairs. Door leading to the Kitchen.





**Kitchen - 6'10"(2.07m) x 5'2"(1.57m)**

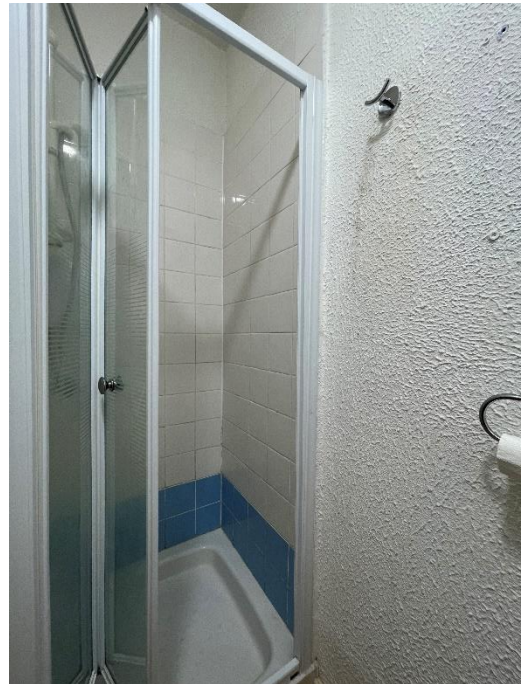
Fitted Kitchen with a range of base units and wall mounted cupboards. Ceramic tiling to the walls. Roll top work surface. Stainless steel sink, drainer and mixer tap. Various power points. Wood effect laminate to the floor. Single oven and 4 ring hob with overhead extractor. Space available for a washing machine. Sky light window.



**Shower Room - 4'11"(1.49m) x 4'6"(1.36m) plus shower recess**

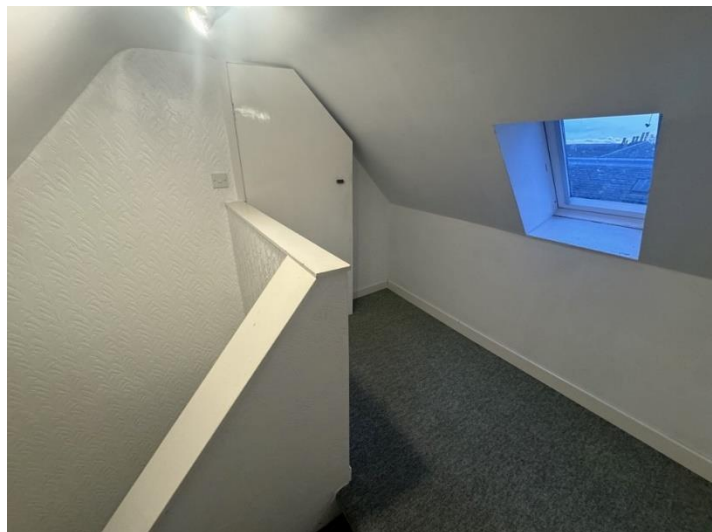
Shower Room with low level WC, pedestal wash hand basin with mixer tap and shower cubicle with overhead electric shower and ceramic tiles to the walls. Vinyl to the floor. Single light fitting. Xpelair. Chrome accessories. Glazed shelf. Wall mounted mirror. Ceramic tiling to the walls.

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**Stairs and Landing - 8'3"(2.51) x 4'4"(1.31)**

Double doors in the Hallway giving access to the stairs. 3 bulb light fittings. Sky light window. Landing provides access to the Bedroom. Built in cupboard providing storage space.



**Bedroom - 16'6"(5.03m) x 10'9"(3.27m) with Dressing Area - 4'8"(1.41m) x 10'11"(3.32m)**

Double Bedroom with coombe ceilings. Carpet to the floor. Window to the side aspect. Two downlighters and various power points.

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**Note 1**

All floor coverings and light fittings are included in the sale.

Council Tax Band Currently A

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment

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