

CLUNY ESTATE
AGENTS

91 High Street, Forres, IV36 1AA

T

(01309) 673836

E

forres@clunys.co.uk

W

www.clunys.co.uk

****CLOSING DATE FRIDAY 14TH MARCH @ 12 NOON****

3 Robertson Place, Forres,
IV36 1EU



We are delighted to offer this deceptively spacious one bedroom Ground Floor Apartment situated in a popular residential area of the picturesque town of Forres.

TRADITIONAL GROUND FLOOR APARTMENT

ONE BEDROOM

IMMACULATELY PRESENTED

QUIET RESIDENTIAL AREA

GAS CENTRAL HEATING

DOUBLE GLAZING

STREET PARKING

GARDEN TO REAR

COUNCIL TAX BAND A

EPC RATING D

Offers Over
£95,000

F351

This immaculately presented one bed roomed ground floor apartment is situated in a quiet residential location close to all local amenities shops and transport links. The well proportioned property benefits from Double Glazing, Gas Central Heating and real wood flooring.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with an open fire to the centre of the room creating a lovely focal point, modern fully fitted Kitchen benefitting from a good range of wall and base mounted units, gas hob and built in oven, a well proportioned Utility Room, good sized Double Bedroom incorporating built in wardrobes providing ample storage facilities and a nicely decorated Bathroom with three piece suite and shower over the bath.

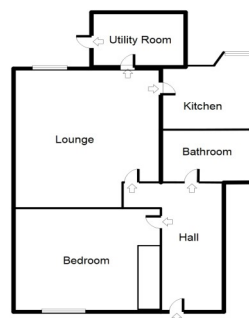
Outside, the property sits in a privately enclosed garden to the rear, laid to lawn offset with a selection of mature shrubs, bushes and paving. There is a large timber shed which benefits from power and lighting.

This charming property is beautifully presented throughout and an internal viewing is highly recommended to appreciate the bright and attractive décor on offer.





- Lounge: 4.37m x 3.56m (14'4" x 11'8")
- Kitchen: 2.31m x 1.98m (7'7" x 6'6")
- Utility Room: 2.18m x 1.28m (7'2" x 4'2")
- Bedroom: 4.06m x 3.64m (13'4" x 11'11")
- Bathroom: 1.65m x 1.98m (5'5" x 6'6")
- Shed: 3.47m x 2.98m (11'4" x 9'9")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

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.

