

## 4 St. Ronan's Road, Forres, IV36 1BQ



We are delighted to offer this attractive three bedroom Ground Floor Apartment situated in a popular residential location of the picturesque town of Forres.

**GROUND FLOOR APARTMENT**  
**THREE BEDROOMS**  
**BEAUTIFULLY PRESENTED**  
**FREEHOLD**  
**POPULAR RESIDENTIAL AREA**  
**GARDEN**  
**GAS CENTRAL HEATING**  
**TIMBER DOUBLE GLAZING**  
**DRIVEWAY**  
**2 x TIMBER SHEDS**  
**COUNCIL TAX BAND B**  
**EPC RATING C**

**Offers Over**  
**£140,000**

This well presented three bedroomed Ground Floor Apartment is located in a popular residential area and is in excellent condition throughout. The well proportioned property benefits from Timber Double Glazing and Gas Central Heating.

The good sized accommodation comprises: bright and spacious Lounge, fitted Kitchen benefitting from a good range of wall and base mounted units and incorporating a built in oven and gas hob, three good sized double bedrooms and a newly installed stylish Bathroom with three piece suite, under sink storage and shower over the bath.

Outside, the property sits in an enclosed garden to the rear which is laid to lawn. There is a gravel driveway and two timber sheds.

An internal wall insulation system was carried out to the external walls in 2019.

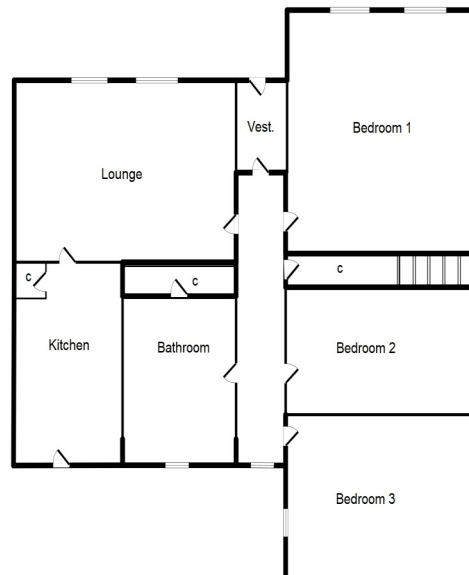
The blinds, curtain poles, light fittings and white goods are included in the sale. The tumble dryer is not included.

This lovely property would make an ideal home and an internal viewing is highly recommended.





- Vestibule: 1.09 m x 1.07m (3'7" x 3'6")
- Lounge: 4.54m x 3.97m (14'10" x 13'0")
- Hallway: 6.75m x 1.07m (22'2" x 3'6")
- Kitchen: 3.24m x 2.56m (10'8" x 8'5")
- Bedroom 1: 3.91m x 3.65m (12'10" x 11'11")
- Bedroom 2: 3.91m x 2.68m (12'10" x 8'9")
- Bedroom 3: 3.33m x 3.49m (10'11" x 11'5")
- Bathroom: 2.48m x 1.62m (8'2" x 5'4")



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.