



7 ST MARGARETS COURT, FORRES IV36 1WS



We are delighted to offer this 2 Bedroom 1st Floor Flat in Forres Town Centre.

The Town has a number of Local and National Retail Shops, Supermarkets, Post Office, Leisure Facilities and Award Winning Parks.

Accommodation comprises; Entrance Hallway, Lounge, Kitchen, 2 Bedrooms and a Shower Room. Further benefits include Electric Heating, Double Glazing and Allocated Parking.

Viewing is Strongly Recommended

EPC Rating D

OFFERS OVER £110,000

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

Communal Entrance with security system, shared access to four flats. Carpeted staircase leading to upper accommodation. Storage cupboard.



Entrance to the property is through a secure door.

Hallway - 14'1" x 3'1" (plus recess)

2 bulb light fitting and smoke alarm to the ceiling. Carpet to the floor. Wall mounted radiator. BT point and double power point. Two built in cupboards, one providing storage space and the other housing the water tank. Doors leading to the Lounge, Kitchen, Bedrooms and Shower Room.

Lounge - 12'10" x 13'0"

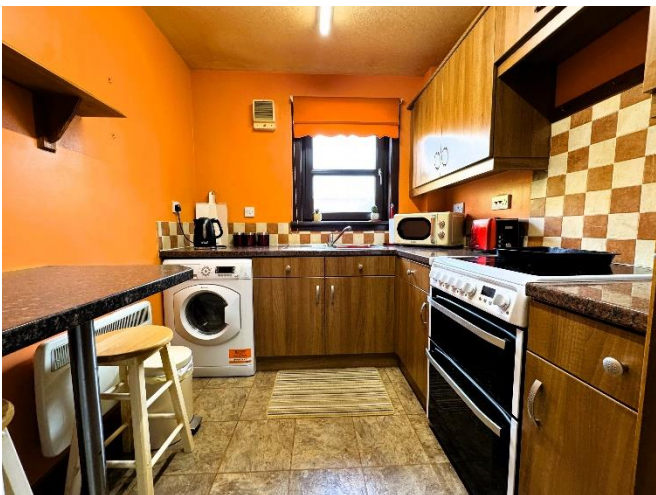
Lounge with two windows to the front aspect with vertical blinds and hanging curtains. Single pendant light fitting to the ceiling. Carpet to the floor. BT, TV, and various power points. Wall mounted radiator.





Kitchen - 7'3" x 9'1"

Fully fitted Kitchen with a range of base units, wall mounted cupboards and display shelves. Roll top work surface with ceramic tiled splash back. Breakfast bar for informal dining. Space is available for a cooker, fridge and washing machine. Strip lighting and smoke alarm to the ceiling. Various power points. Tile effect Karndean to the floor. Window to the rear aspect with roller blind. Wall mounted extractor. Stainless steel sink, drainer and mixer tap.



Shower Room 6'2" x 6'8" (maximum measurement)

Shower Room with low level WC, wall mounted wash hand basin with mixer tap and large shower enclosure with overhead electric shower. Ceramic tiling to the walls and the floor. Shaving light. 3 bulb light fitting to the ceiling. Window to the rear aspect with obscure glass and roller blind. Chrome heated towel rail and chrome accessories.



Bedroom 1 - 12'10" narrowing to 10'8" x 9'2" narrowing to 3'0"

Double Bedroom with window to the front aspect with vertical blinds, chrome curtain pole and hanging curtains. Carpet to the floor. Various power points. Single pendant light fitting to the ceiling. Wall mounted heater. Built in cupboard providing storage space and houses the consumer units.



Bedroom 2 - 12'7" narrowing to 10'3" x 8'4" narrowing to 3'2"

Double Bedroom with window to the rear aspect with roller blind. Single pendant light fitting to the ceiling. Carpet to the floor. Built in wardrobe, with sliding doors, offering storage space. Various power points. Wall mounted heater.



Council Tax Band Currently B

Note 1 - All floor coverings, Integrated appliances, blinds, and light fittings are included in the sale.

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.

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

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
