



**84b High Street,  
Forres, IV36 1NX**



We are delighted to offer this well presented 3 Bedroom 2<sup>nd</sup> Floor apartment located in a prime position on Forres High Street.

The property is well presented whilst retaining the lovely original features such as cornicing, high ceilings, deep skirtings, wood flooring and Open Fireplace. Light and airy with fabulous views over Forres High Street, the historic Town Clock and Market Cross. Walking distance of all the local amenities, schools and leisure facilities.

Accommodation comprises, shared entrance hallway with staircase to the 2nd floor. Private door entrance to the apartment, Lounge/Diner, Breakfasting Kitchen, 3 Double Bedrooms and a Shower Room with Utility space. The external landing has separate cupboard storage and W.C.

Further benefits include partial Double Glazing and Electric Storage heating.

EPC Rating Band "F"

**OFFERS OVER £120,000**

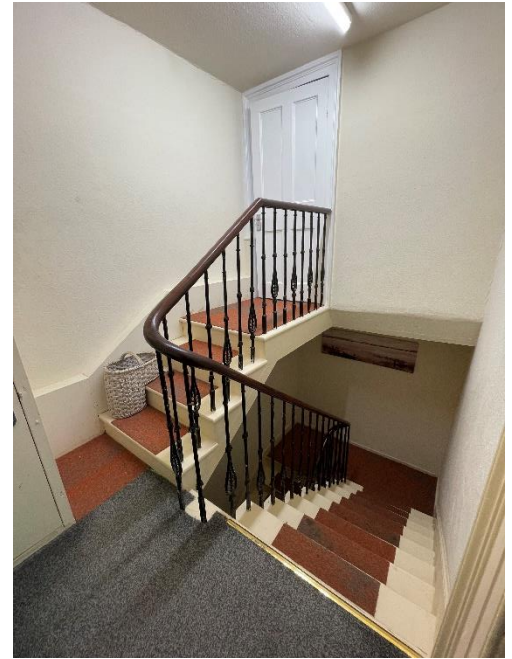
**Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296**

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## Front Entrance

The entrance to the shared staircase is secured with a wooden door with two glass panel inserts and overhead glass window. This leads directly to the lower hallway which has a pendant light fitting and smoke alarm. Half height dado railings to the walls and staircase with cast iron spindles and turned wood handrail leads to the 1<sup>st</sup> and 2<sup>nd</sup> floor.

The 2nd floor landing has a strip light fitting, smoke alarm, sensor light and carpet to the floor. Built-in cupboard with access to the Mega flow tank. Further staircase leads to a W.C



## W.C – 3'1" (0.93m) x 7'10" (2.38m)

Low Level W.C and vanity sink with chrome mixer tap, partial ceramic tiled splash back and shelved storage. 2 recess halogen bulb spotlights, electric fan heater and vinyl to the floor. Velux window to the ceiling and further window to the rear aspect.



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**Main Entrance & Hallway – 23’0” (7.01m) x 4’1” (1.23m )**

Secure door to the property providing access to the hallway. 3 pendant light fittings, smoke alarm, carpet to the floor, double power point and large electric radiator. Door to the built-in cupboard which houses the fuse box. Further doors lead to lounge, 3 bedrooms and open plan hall to the kitchen.

**Lounge/Diner – 15’5” (4.69m) x 15’6” (4.72m) narrowing to 10’9” (3.27m)**

Spacious lounge with fabulous high ceilings finished with ornate cornicing and deep skirting boards. Pendant light fitting, smoke alarm and heat detector. The focal point of the room is an open fireplace with timber surround, tiled inset and cast iron with a slate hearth. Two recessed alcoves. The two large sash and case windows with, roller blinds, curtain poles and hanging curtains enjoy fabulous views to the Town Clock and Forres Market Cross. Various power points incl USB Sockets, exposed wood flooring, TV point and large radiator. Multi panel glass door to the hallway. Ample space for a dining table and chairs.





**Breakfasting Kitchen – 12'3" (3.73m) x 9'0" (2.74m)**

Lovely modern fitted kitchen with a range of gloss fronted cupboards and complimented by a roll top worksurface with matching upstand. Integrated appliances include a fridge/freezer, double electric eye level oven, dishwasher and circular sink with mixer tap and drainer. Cermic hob with overhead extractor hood. Area to breakfast bar for informal dining. Two large uPVC double glazed windows with roller blind and partial window seat overlook the rear aspect. Smoke alarm, 3 recess halogen spotlights, various power points incl the Pop up Tower socket. Wood effect flooring. Door to the Utility/Shower room.





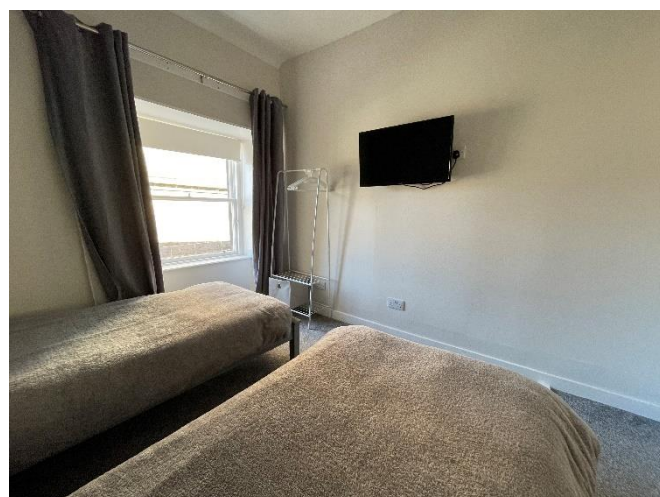
**Bedroom 1 – 9'11" (3.02m) x 14'10" (4.52m)**

Double bedroom with pendant light fitting, coved ceiling, TV and various power points incl USB sockets. Carpet to the floor. Two built-in double wardrobes fronted by wooden louvre doors which provide part shelf and hanging storage. Large sash and case window uPVC double glazed window with curtain pole and hanging curtains overlooks the front aspect.



**Bedroom 2- 10'7" (3.22m) x 9'4" (2.84m)**

Double bedroom with pendant light fitting, carpet to the floor, various power points incl USB sockets. Radiator. Sash and Case window with roller blinds, curtain pole and hanging curtains overlooks the front aspect.



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**Bedroom 3 – 8'3" (2.51m) x 10'9" (3.27m)**

Double bedroom with pendant light fitting, coved ceiling, carpet to the floor, various power points incl USB sockets. Radiator. Sash and Case window with roller blinds, curtain pole and hanging curtains overlooks the front aspect.



**Shower Room / Utility – 7'2" (2.18m) x 6'11" (2.1m) max measurement**

An area to worktop provides a free-standing space for a washing machine and tumble dryer. The Shower area has a low-level W.C, pedestal sink with chrome mixer tap, tiled splashback, wall mounted mirror, shaver mirror and shaver point. Walk-in shower enclosure with electric shower, wet wall finish, shower tray and retractable shower screen doors. 3 recess halogen spotlights to the ceiling, extractor fan, white heated towel rail, vinyl flooring and uPVC double glazed window with roller blind to the rear aspect.



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Note 1 –

All floor coverings, blinds, light fittings, curtain poles and integrated appliances are included in the sale.

Council Tax Band “C”

**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

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