



84a High Street, Forres, IV36 1NX



We are delighted to offer this well presented 2/3 bedroom 1st Floor apartment located in a prime position on Forres High Street.

The property has been significantly upgraded whilst retaining the lovely original features such as cornicing, high ceilings and deep skirtings. enjoys fabulous views over Forres High Street and the Town Clock, is close to all local amenities with shops, restaurants, schools and leisure facilities within walking distance.

Accommodation comprises; shared entrance hallway with staircase to the 1st floor. Private door entrance to the apartment, Lounge/Diner, Breakfasting Kitchen, Dining Room/Bedroom3, 2 further Double Bedrooms and a Shower Room. The external landing has a separate cupboard storage and utility room.

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

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 dido railings to the walls and staircase with cast iron spindles and turned wood handrail leads to the 1st floor.

The 1st floor landing has a built-in cupboard with access to the stopcock and a further locked utility cupboard. Wall mounted gloss fitted cupboards for storage.

Utility Cupboard

Area to worktop with under counter space for a washing machine and over counter for a tumble dryer. Single glazed window to the side aspect. Wood flooring, megaflo water tank and single light fitting.

Main Entrance & Hallway – 23'0" (7.01m) x 3'1" (0.93m)

The property is secured with a timber door. The hallway has a pendant light fitting, coved ceiling, smoke alarm, storage radiator, double power point and carpet to the floor. Built-in cupboard with part shelf and hanging storage. Doors to the Lounge, Kitchen, Shower Room and 2 Bedrooms.

Lounge/Diner – 17'11" (5.46m) x 15'1" (4.59m) narrows at dining area 11'9" (3.57m)

Spacious lounge with fabulous high ceilings finished with elaborate decorative detailing, ceiling rose and cornicing. The focal point of the room is a fireplace with timber surround and marble hearth and inset. The two large uPVC double glazed windows with hanging curtains enjoy fabulous views to the Town Clock and Forres Market Cross. Various power points, carpet to the floor, TV point and large single radiator. Glazed window and multi panel glass doors to the hallway. Ample space for a dining table and chairs.





Breakfasting Kitchen – 17'8" (5.38m) x 10'8" (3.25m) Max measurement

Modern newly fitted kitchen in a cream gloss finish with high end granite worktop which is complimented by ceramic tiled splashback to the wall. Eye level double oven and built-in microwave, large ceramic AEG hob with stainless steel chimney style extractor fan. Integrated Smeg dishwasher and undermount single sink with bevelled drainer and mixer tap. Space for a fridge/freezer.

Area to breakfast bar for informal dining, 3 halogen light fittings plus further pendant light. Storage radiator, tile effect vinyl, various power points including USB Sockets, single glazed sash and case window with window seat. Door to the dining room.





Dining Room/ Bedroom 3 – 10'2" (3.1m) x 15'4" (4.67m)

Large double room which can easily be utilised for a 3 bedroom, dining room/ sitting room. Pendant light fitting, smoke alarm, storage radiator, velux window, various double power points and carpet to the floor. Large sash and case window with roller blind, curtain pole and hanging curtains to the side aspect.



Bedroom 1- 12'1" (3.68m) x 14'10" (4.52m)

Double bedroom with pendant light fitting, ceiling rose, cornicing, and smoke alarm. Carpet to the floor, various double power points. Two built-in wardrobes which both provide part shelf and hanging storage and are fronted by wooden sliding doors. Two Large uPVC double glazed windows with curtain pole and hanging curtains overlooks the front aspect.



Bedroom 2 – 8'5" (2.56m) x 11'10" (3.6m)

Double bedroom with pendant light fitting, smoke alarm, wall mounted Dimplex radiator, carpet to the floor, various double power points. Built-in double wardrobe which both provide part shelf and hanging storage and are fronted by wooden sliding doors. Large uPVC double glazed window with curtain pole and hanging curtains overlooks the front aspect.



Shower Room – 4'6" (1.36m) x 9'0" (2.74m)

Modern fitted white suite with low level W.C, vanity sink with chrome mixer tap and gloss black ceramic tiled splashback. Large walk-in shower enclosure with electric shower, wet wall finish and glass retractable shower screen doors. Shaver point, chrome heated towel rail, 4 recess light fittings, extractor fan, Tile effect vinyl to the floor, Single glazed window with fitted blinds to the rear aspect. Internal window to the kitchen.



Note 1 –

All floor coverings, light fittings, blinds, 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
