



Elgin 12½ miles

Nairn 10 miles

## **23 CURLEW ROAD**

**FORRES, MORAY**

An attractive two bedroom, ground floor flat situated within a new development in Forres.

EPC Band B (81) :: Landlord Registration No: 1471441/300/07092

Offers invited in the region of £800 per month.

## DIRECTIONS

Travelling west on the A96, turn left into Forres on Market Street (A940). At the next roundabout, carry on straight following St Catherine's Road onto Grantown Road. Continue straight at the next roundabout and when you reach the third roundabout, turn left onto Falconer Avenue. Follow this road until you reach Curlew Road on your left. The property is on your left.

The location for the property is regular.

## AMENITIES

Forres is a busy town, approximately 10 miles from Nairn and 12½ miles from Elgin. It has excellent primary and secondary schools, shops, etc, and a main railway station linking Inverness and Aberdeen.

Elgin has a full range of services, including hospital, cinema and further education facilities, as well as a number of supermarkets.

## LOCAL AUTHORITY

The Moray Council  
Council Offices  
High Street  
Elgin  
IV30 1BX  
Tel: 01343 543451  
www.moray.gov.uk

## COUNCIL TAX

The property is within Band C. The 2025/26 charges, including water and drainage, are £1,932.58.

## SERVICES

The property is connected to mains water, mains drainage and mains electricity.

## POSTCODE

The postcode for the property is IV36 2PQ.

## PARKING

There is communal parking available to the side of the property. A small communal grass garden is available to the rear (north) of the property.

## ACCOMMODATION

The ground floor flat is fully double glazed and benefits from a hybrid gas and air source combi boiler and central heating throughout. All carpets and laminate floor coverings are in very good condition and blinds are provided on all windows.

Please note that this property will be let **unfurnished**.

- *Kitchen (3.41m x 3.18m)*  
Fully fitted kitchen with grey wrapped floor and wall mounted units, built-in fridge freezer, electric oven with extractor fan and stainless steel splashback, gas hob, microwave, dishwasher and washing machine, 1½ stainless steel sink and side draining board, wood effect worktops and splashback, four double power points (one with USB sockets), radiator, wood effect laminate flooring.
- *Living Room (4.24m x 3.86m)*  
Grey slat blinds on the front facing window, pendant light, double power points, radiator and grey wood effect laminate flooring.
- *Hallway (4.89m x 1.27m)*  
Two single pendant lights, double power points, single panel radiator, grey carpet.
- *Storage Cupboard (2.70m x 1.24m)*  
Power point, BT telephone point, fibre/broadband point, single pendant light, shelving, fitted carpet.
- *Bedroom 1 (2.84m x 2.23m)*  
Single pendant light, radiator, double power points, TV point, built-in wardrobes with glazed solid sliding doors, grey carpet.
- *Bedroom 2 (3.22m x 2.77m)*  
Radiator, single pendant light, double power points, TV point, built-in wardrobe with double mirror sliding doors, grey carpet.
- *WC (2.64m x 1.78m)*  
Fitted mirror, hand basin with mono tap and two drawer units underneath, WC, shower unit over bath with tiled splashback, towel rail, shaver unit and vinyl flooring.

NB: all measurements are approximate.

## VIEWING

Viewing can be arranged through the offices of Bowlts Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Email: properties@bowlts.com.

Please note that viewings are by prior appointment only.

## RENT

Offers are invited in the region of £800 per month. Interested parties should complete offer to let and credit reference forms which are available upon request from Bowlts Chartered Surveyors.

These forms should be returned to Bowlts Chartered Surveyors.

## DEPOSIT

A deposit equivalent to two months' rent will be payable prior to entry. The deposit will be lodged with SafeDeposits Scotland.

## ENTRY

Entry will be granted to the successful applicant by arrangement.

## LANDLORD REGISTRATION

The Landlord Registration Number for the landlord of this property is 1471441/300/07092.

## ENERGY PERFORMANCE INDICATOR

The Energy Performance Indicator for this property is Band B (81).

## CREDIT SEARCH

Applicants will be asked to complete a credit check form.

## CONDITIONS OF LET

Strictly no pets are allowed within the property.

This flat is offered for let on a Private Residential Tenancy (PRT).

The successful tenant will be required to sign a Lease of the subjects in accordance with the Private Housing (Tenancies) (Scotland) Act 2016.

Full details about Private Residential Tenancies are given on the Scottish Government website under Private Residential Tenancies: Information for Tenants. Prospective tenants are advised to read this information before agreeing to take the tenancy.

Under the Private Housing (Tenancies) (Scotland) Act 2016, the rent that the tenant is required to pay is negotiated between the landlord and the tenant.

In addition to the rent, the tenant will be responsible for the payment of rates or Council Tax and all utility bills incurred during the tenancy.

The tenant will also be responsible for the annual service charge for the property.

A copy of the Lease, which the successful tenant will be required to sign, is available for inspection at the office of Bowlts Chartered Surveyors.

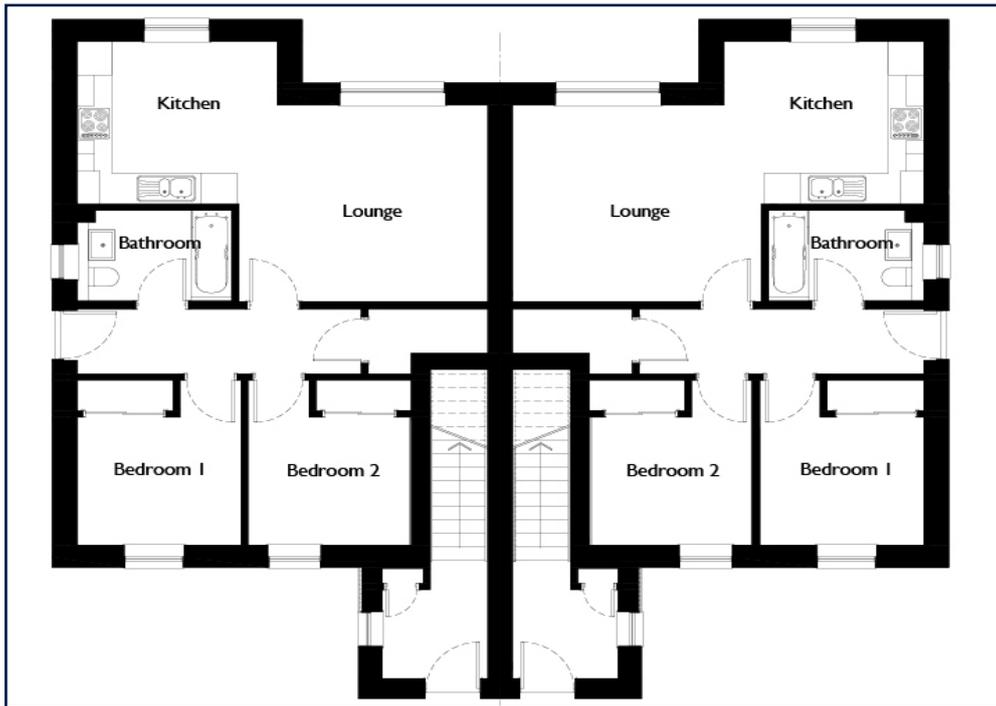
No smoking is permitted within the property.

The agent acting on behalf of the landlord will adhere to the Letting Agent Code of Practice (Scotland) Regulations 2016 and a copy of this is available upon request.

## ANTI-MONEY LAUNDERING

Bowlts Chartered Surveyors are committed to fulfilling their obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing. Prospective tenants will be asked to provide identification sufficient to satisfy these regulations and candidates progressed will be subjected to a third party credit check.





**Barnhill, Pluscarden  
By Elgin, Moray, IV30 8TZ  
Tel 01343 890400**



TPOS Membership No: T02079  
Letting Agent Registration No: LARN1901018

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Bowlts for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- a) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
- c) no person in the employment of Bowlts has any authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Bowlts or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.

**REQUIREMENTS OF WRITING (SCOTLAND) ACT 1995**

These particulars and any representations made by either Messrs Bowlts or the Vendors shall not be binding on Messrs Bowlts or the Vendors whether acted on or otherwise, unless the same satisfies the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995.

Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office. We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

**RB/MM 3884 - Last Updated 23rd May 2025**