

25 Torridon Park

FORRES, IV36 1FP



A brilliant sized four bedroom semi-detached house in Forres



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this four-bedroom semi-detached family home in Forres. The house is well situated with the local Doctors surgery minutes away and within a very short walk of the high street, which is home to some lovely coffee shops and restaurants. This really suits family living with the space on offer and the local schools nearby with Applegrove primary and Forres academy both within walking distance.

THE LOUNGE



Inside, the property comprises:

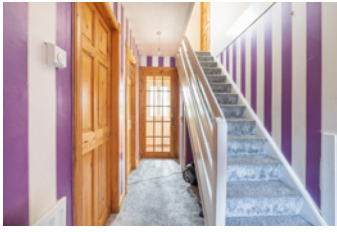
- Spacious living area
- Large open plan kitchen/ diner area
- Downstairs WC
- Four well-proportioned bedrooms
- Family bathroom

THE KITCHEN/DINER



The property is a fantastic size and has an excellent layout for family living





THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



In addition to this, the property includes front and rear enclosed gardens, a single garage and off-street parking. The property is a fantastic size and has an excellent layout for family living, it does require a new boiler but it is a fantastic sized family home in a great area.

EXTERNALS



THE LOCATION

The attractive town of Forres is situated on the Moray coast, approximately 25 miles East of Inverness on the A96 trunk route which also connects the European Energy Hub of Aberdeen. The population of Forres is around 12,000 inhabitants.





25 Torridon Park is located in a quiet residential area and offers easy access to all local amenities including a large variety of shops, restaurants and supermarkets and a doctor's surgery only minutes away. The town has a newly modernised railway station with regular services to Inverness, Elgin and Aberdeen. Applegrove Primary School and Forres Academy are close by.

There are few areas of Scotland that offer such a wide range of attractions steeped in historical interest as Moray and the Moray Coast. is varied and breathtaking. Forres has been a winner of the Britain in Bloom award on numerous occasions.

Inverness Airport is 20 miles away and enjoys excellent air links to many UK and International destinations. Moray is also home to no fewer than fifty-one malt whisky distilleries, many of which are open to visitors. Forres itself has two distilleries, the Benromach and the Dallas Dhu, and are included in the Scottish Whisky Trail. One hour to the South of Forres, the Cairngorm Mountains offer mountain biking, walking, skiing and snowboarding to suit all abilities.

Forres has its own challenging golf course and nearby are the internationally acclaimed courses of Nairn and Castle Stuart.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.