



*SUBSTANTIAL RENOVATION PROJECT,  
DETACHED 3/4 BED IN FORRES*



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An excellent opportunity to acquire a detached three-bedroom home in a well-established area of Forres, offering fantastic potential to create a superb family home. While the property would benefit from a programme of upgrading and refurbishment, it presents an exciting prospect for buyers looking to add value and personalise a spacious home in a sought-after location.

The accommodation currently comprises an entrance vestibule, lounge, kitchen/diner, dining room, ground floor bedroom and shower room, with a bathroom on the half landing and two further bedrooms on the first floor, offering a flexible layout to suit a variety of needs.







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The property requires modernisation throughout and prospective purchasers should be aware that works are also required to the rear extension. In the interests of complete transparency, the sellers commissioned an independent structural engineer's report, which confirms that the original villa is generally in good condition for a property of its age, with the main structure performing as expected. The report concludes that the movement identified relates to the extension only, where evidence of settlement has resulted in cracking and some floor deflection. The engineer recommends further investigation to determine the most appropriate remedial solution before works are undertaken.

The property has been assessed as mortgageable, although a £30,000 retention has been applied to reflect the works required to the extension. The Home Report valuation is £240,000, subject to the recommended remedial works being completed, with a current lending value of £210,000 reflecting the retention.

Recognising the scope of works required, the sellers have priced the property competitively and are inviting offers over £190,000 from launch. This represents excellent value, sitting £50,000 below the full Home Report valuation, allowing purchasers the opportunity to undertake the recommended improvements and create a substantial family home with significant future potential.

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**Bedroom**



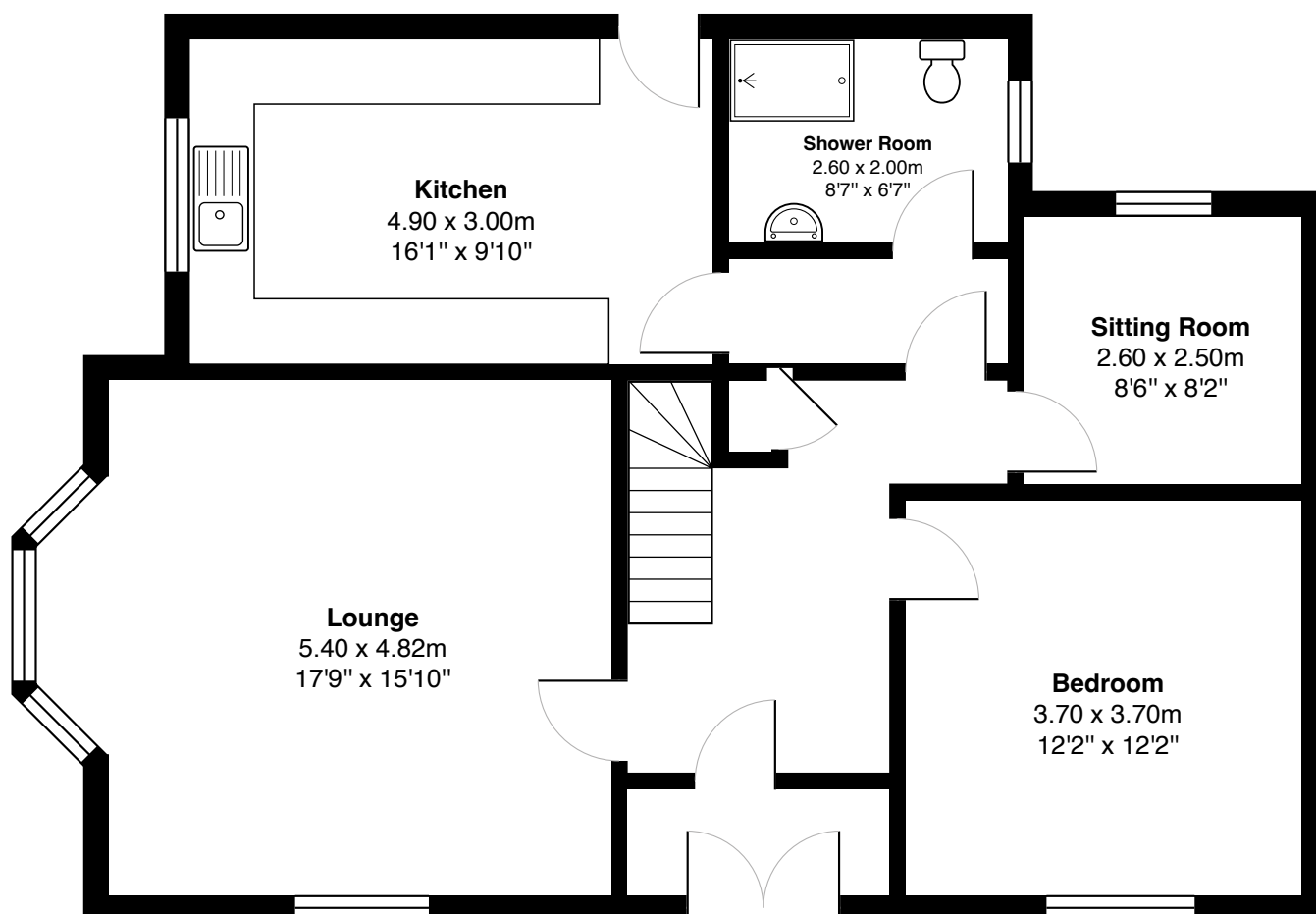
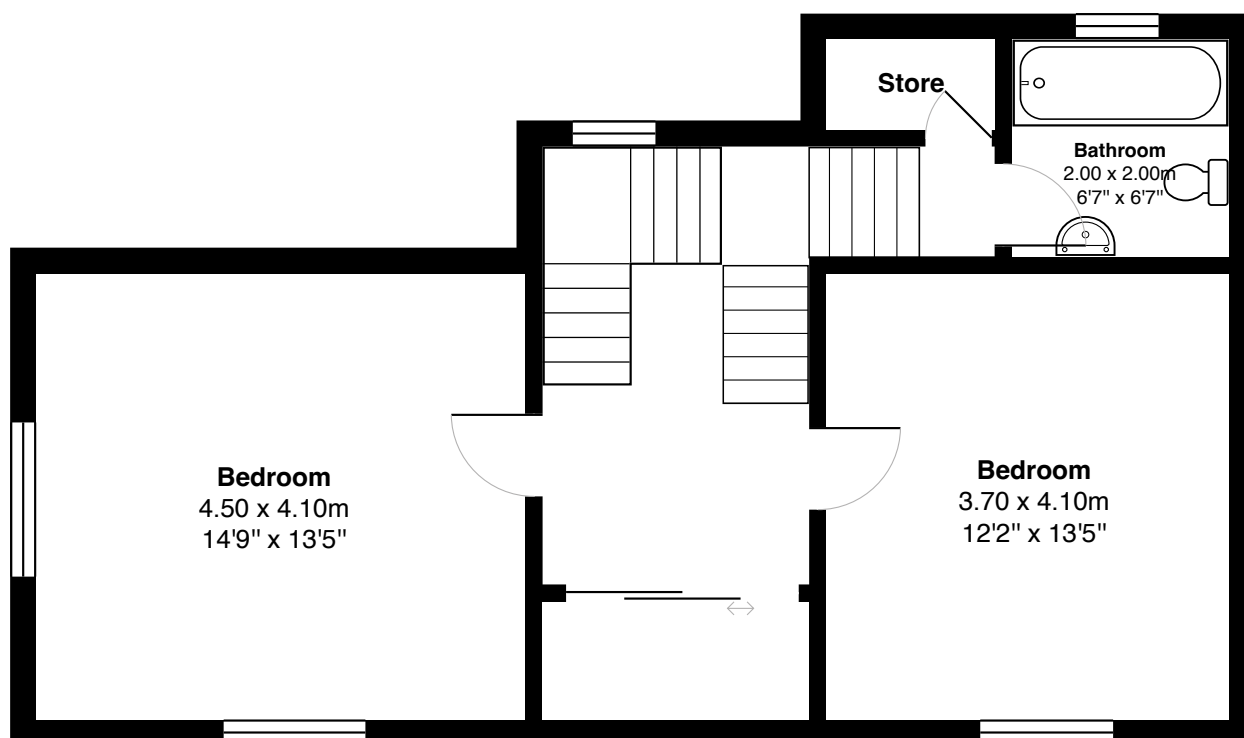


**Bedroom**









Gross internal floor area (m<sup>2</sup>): 128m<sup>2</sup>

EPC Rating: E



Opportunities such as this are seldom available in such a convenient location. For buyers seeking a rewarding refurbishment project, this property offers the chance to enhance an attractive detached home while benefiting from the reassurance that the original house has been confirmed by the structural engineer to be performing as expected.





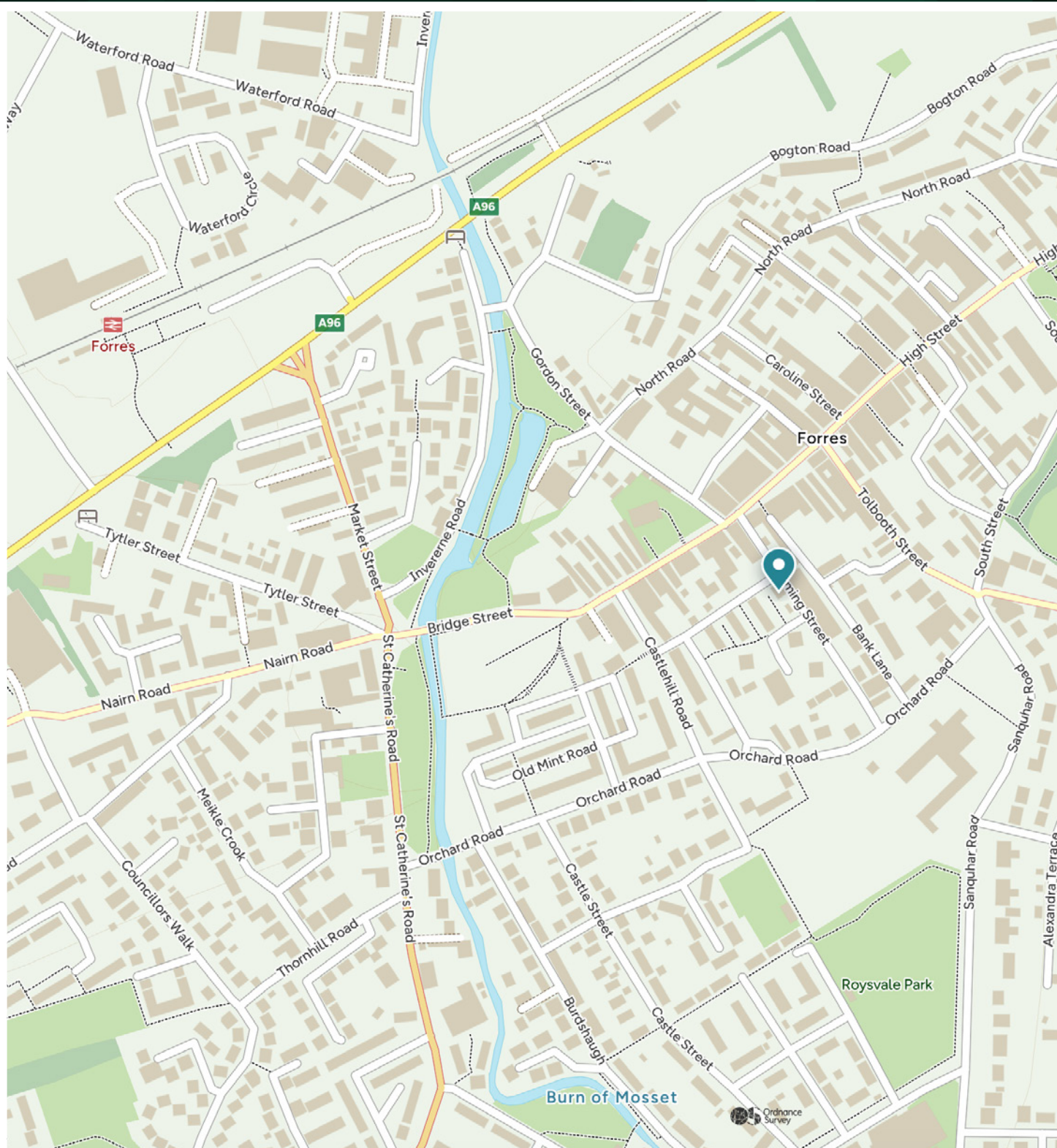
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The town of Forres, located on the Moray coast 25 miles east of Inverness on the A96, has a population of around 12,000. It offers a welcoming community, rich history, and excellent amenities, including shops, cafés, pubs, restaurants, and supermarkets. Applegrove Primary School, Anderson Primary School, and Forres Academy are all within walking distance, making it ideal for families.

Forres has a modernised railway station with regular services to Inverness, Elgin, and Aberdeen. The new Inverness Airport station at Dalcross provides a 21-minute journey to the airport.

The Moray area is known for its landscapes, historic sites, and cultural heritage. Forres, a multiple Britain in Bloom winner, is mentioned in Shakespeare's *Macbeth*. Whisky enthusiasts can explore 51 local distilleries, including Benromach and Dallas Dhu on the Scottish Whisky Trail. Outdoor lovers can reach the Cairngorm Mountains in an hour for biking, hiking, skiing, and snowboarding. Golfers can play at Forres' course or at Nairn and Castle Stuart links. Inverness Airport, 20 miles away, offers excellent UK and international connections.

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