



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



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An opportunity to acquire a detached 3/4 bedroom home in a well-established area of Forres, offering excellent potential for those prepared to undertake a substantial and involved project. This is not a standard renovation and is being marketed with complete transparency; the property requires significant investment and major works and will best suit experienced developers, builders, or buyers with the vision and resources to restore it into a fantastic family home.

The accommodation currently comprises an entrance vestibule, lounge, kitchen/diner, dining room, which could serve as a fourth bedroom, a ground floor bedroom and shower room, with a bathroom located on the half landing and two further bedrooms on the first floor, providing a flexible layout once upgraded.

## The Property







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It is important that prospective purchasers are fully aware that the property requires extensive works throughout, not only in terms of internal modernisation and refurbishment, but also structurally. Surveyors have noted evidence of settlement and movement, visible through cracking to walls and deflection in flooring. This movement is considered significant and potentially progressive, and as such any purchase would likely be subject to a structural engineer's report being commissioned.

The property has been assessed as mortgageable; however, a £30,000 retention has been applied due to essential works required in relation to the movement. The Home Report valuation stands at £240,000 subject to these issues being addressed, with a current lending value of £210,000 reflecting the retention of £30,000. The sellers are realistic about the scale of the project and have priced the property accordingly, seeking offers around £190,000 from launch. This represents not only the retention amount but a further reduction, positioning the property at £50,000 below the full Home Report value to allow a purchaser the scope to undertake the necessary works and ultimately create a superb home.

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**Bedroom**



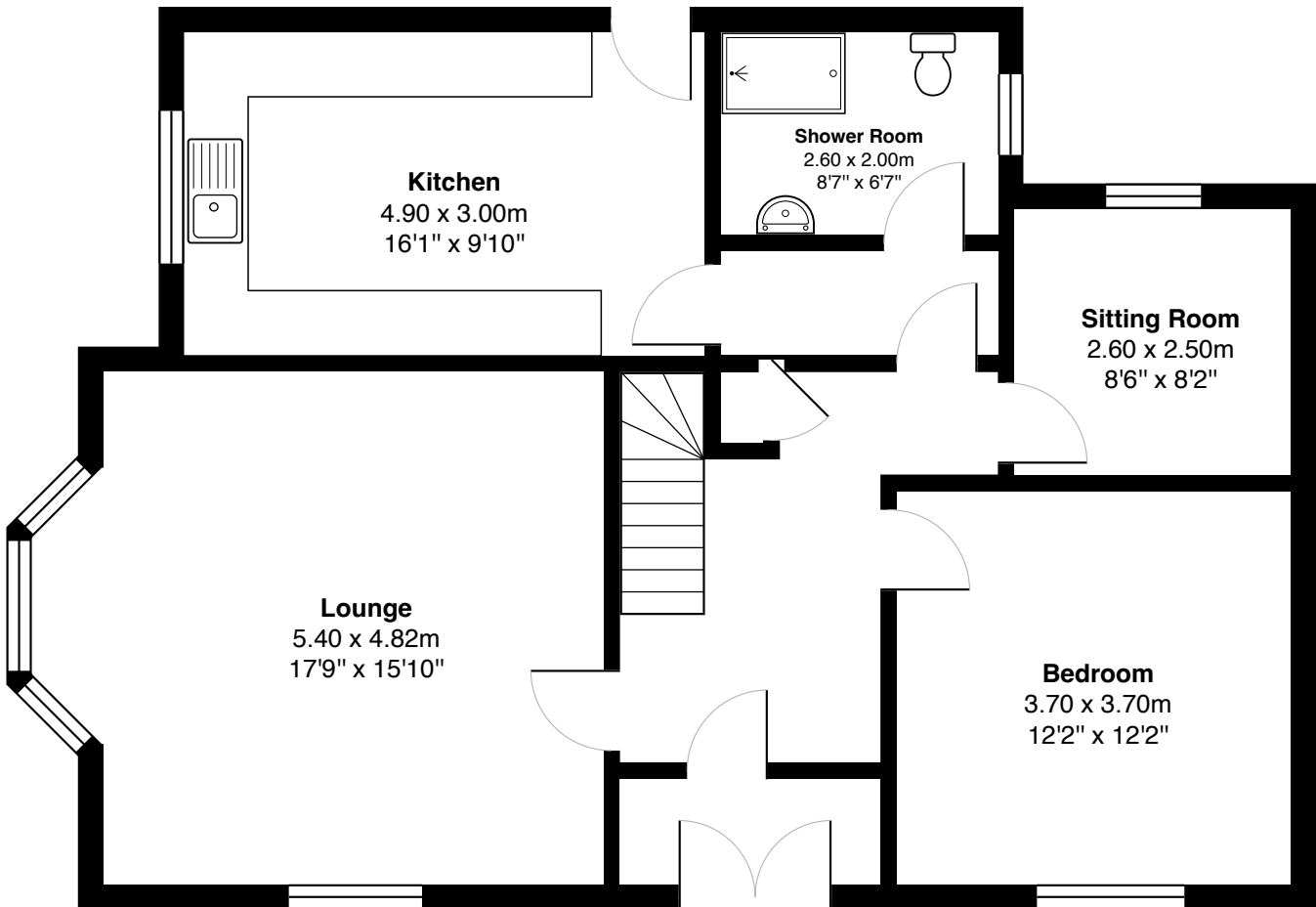
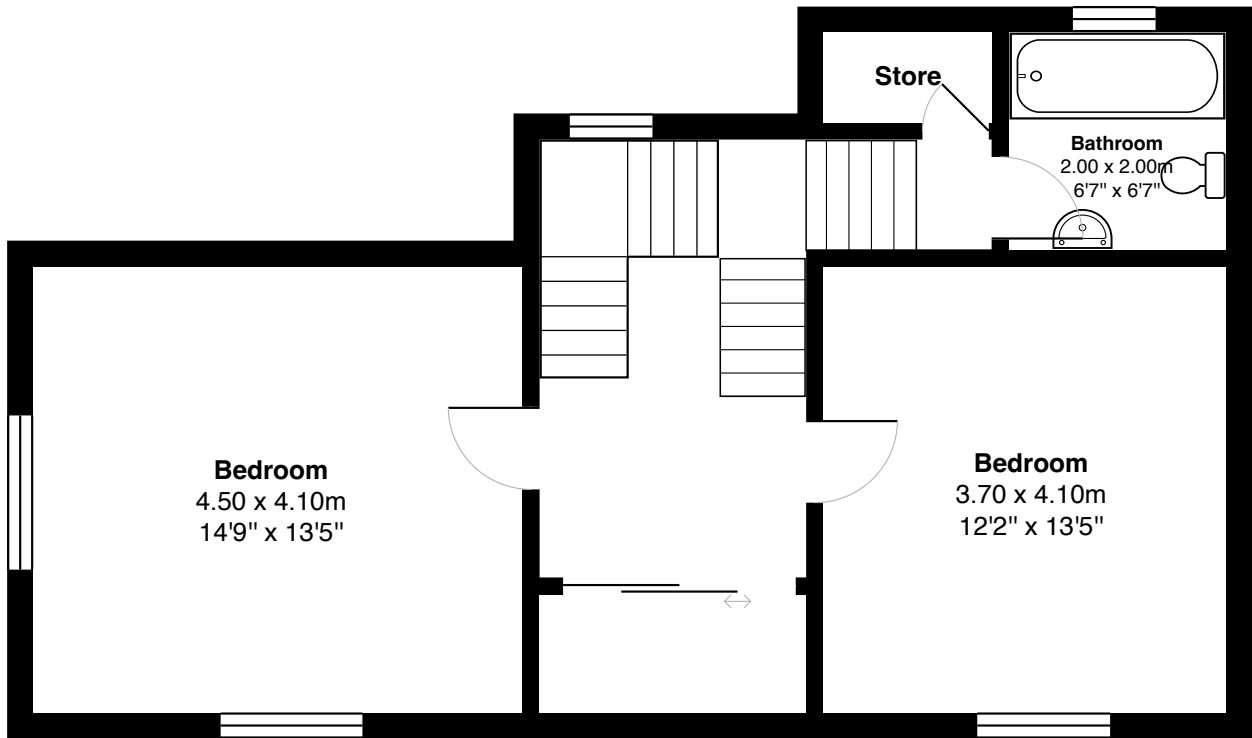


**Bedroom**









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

EPC Rating: E



This is a major project, but one that offers a rare opportunity to transform a substantial property into an exceptional family residence in the town centre. Buyers are encouraged to carefully consider the extent of work involved before arranging a viewing.





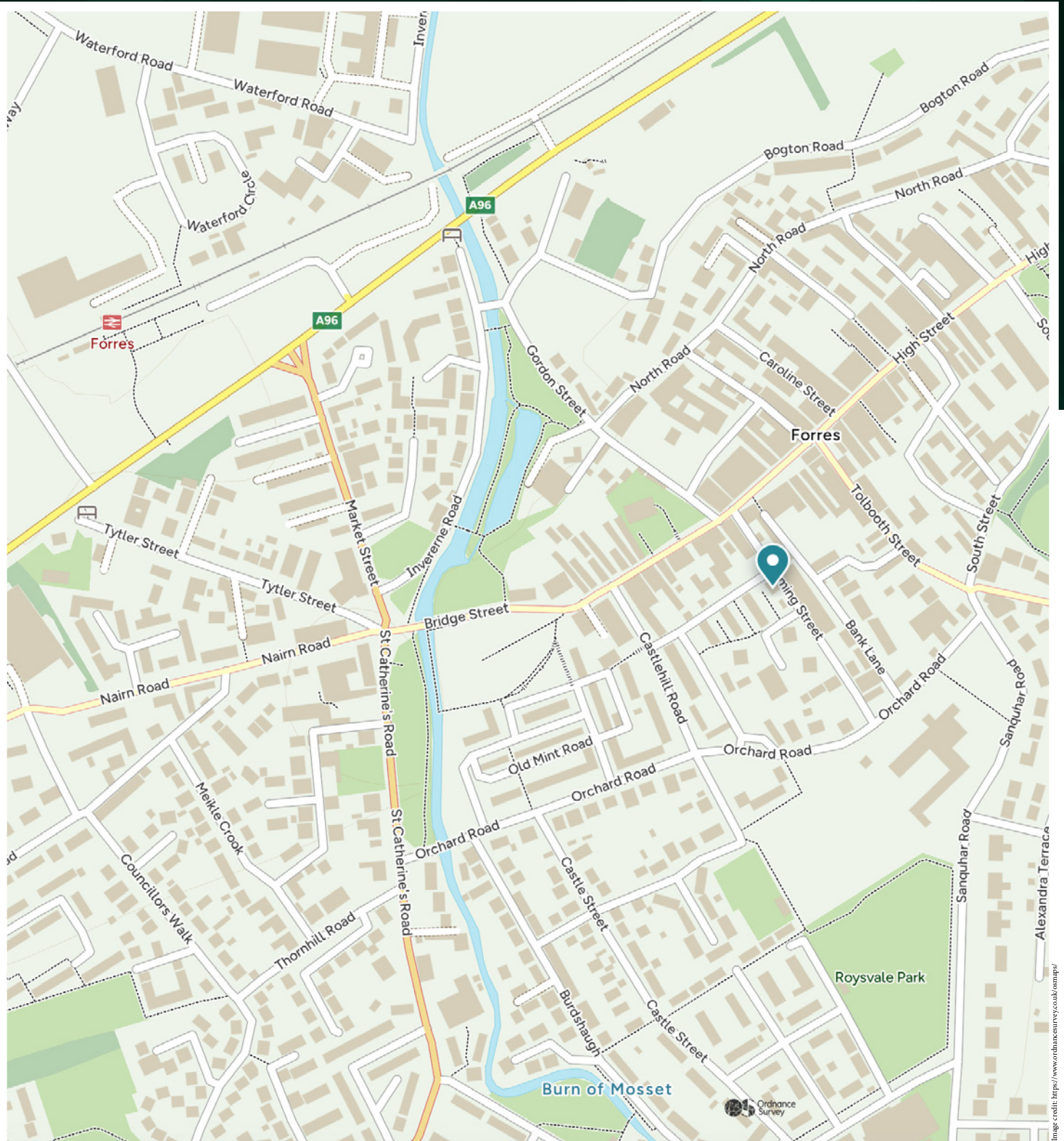
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The town of Forres, located on the Moray coast 25 miles east of Inverness on the A96, has a population of around 12,000. It offers a welcoming community, rich history, and excellent amenities, including shops, cafés, pubs, restaurants, and supermarkets. 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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