

# 51 Drumduan Park

FORRES, MORAYSHIRE, IV36 1GF



*Four-bedroom link detached family home with a generous garden, driveway and garage in a popular Forres location*



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A brilliant family home in a great Forres location. Situated within the popular Drumduan Park area of Forres, 51 Drumduan Park is an appealing four-bedroom link detached family home offering spacious accommodation, a practical layout and excellent outdoor space.

# THE LOUNGE



The property features a welcoming lounge which flows through to the dining area, creating a sociable space for everyday family life and entertaining.

# THE DINING ROOM



# THE KITCHEN



The kitchen provides a dedicated area for meal preparation, while a convenient downstairs WC adds further practicality.



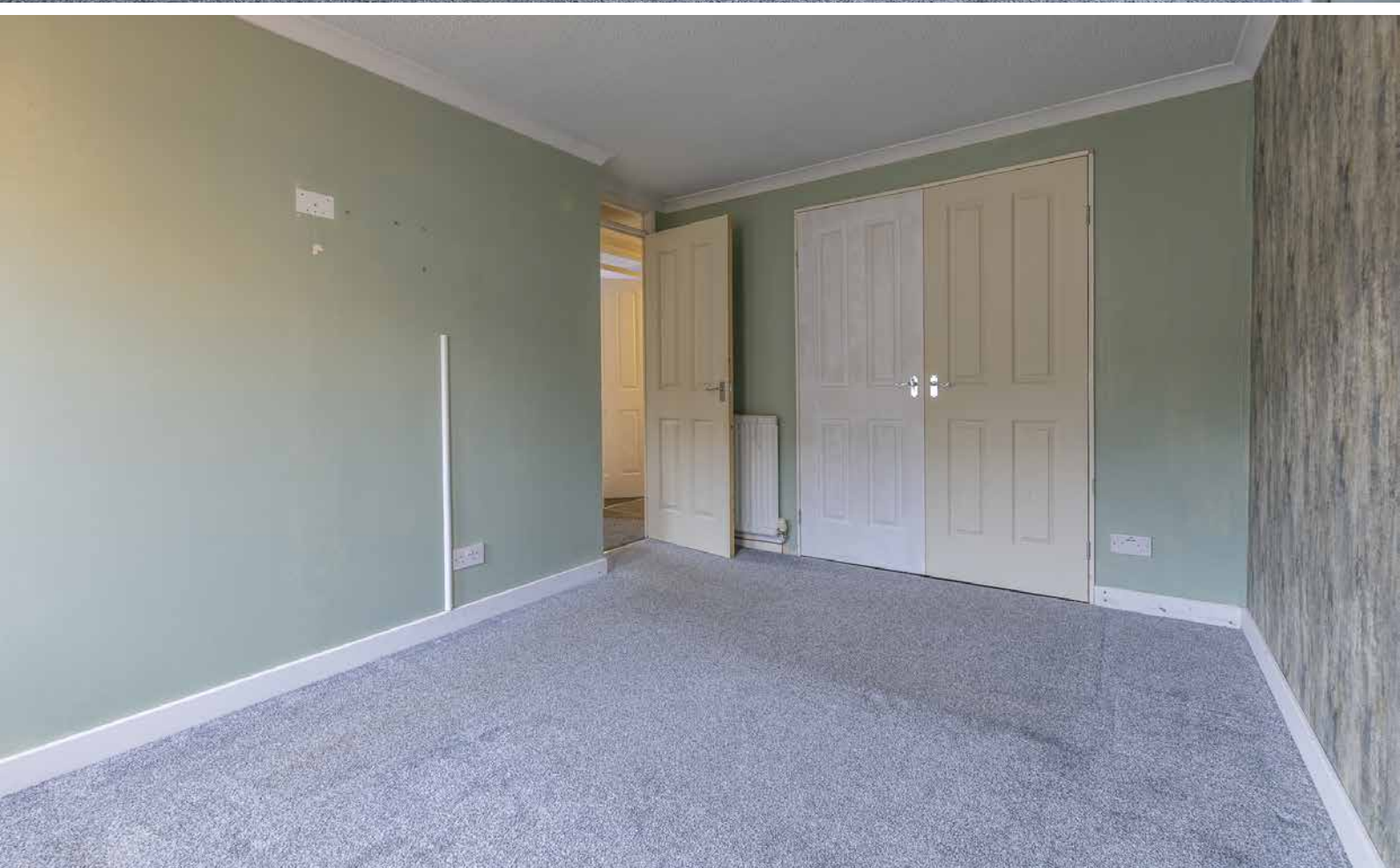


Upstairs, four bedrooms offer flexible accommodation for growing families, home working or visiting guests, complemented by a family bathroom.

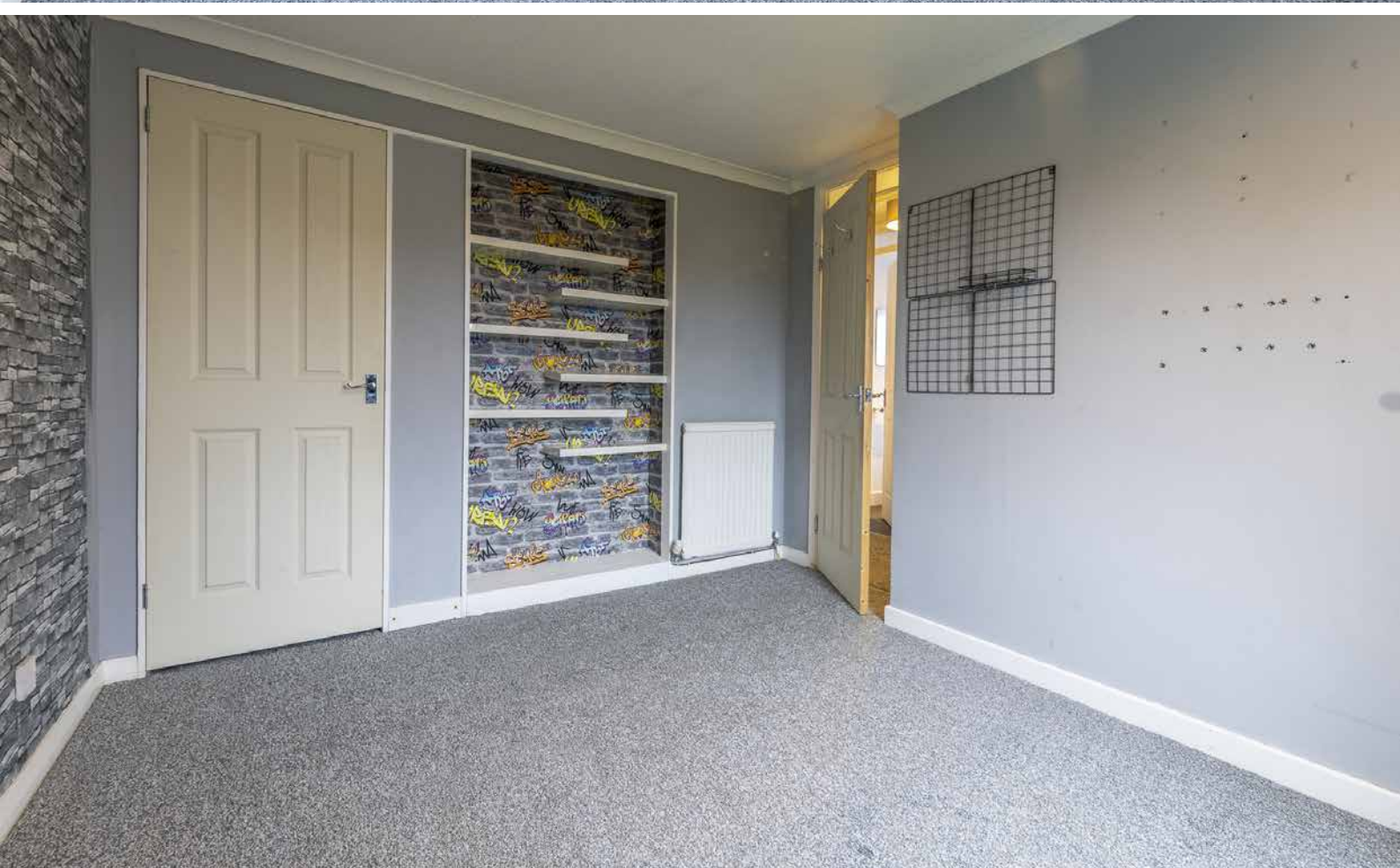
# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



Externally, the property boasts a great-sized rear garden, providing plenty of space for children to play, outdoor entertaining or simply relaxing in the warmer months. Driveway parking and a garage further enhance the appeal, offering convenience and valuable additional storage.

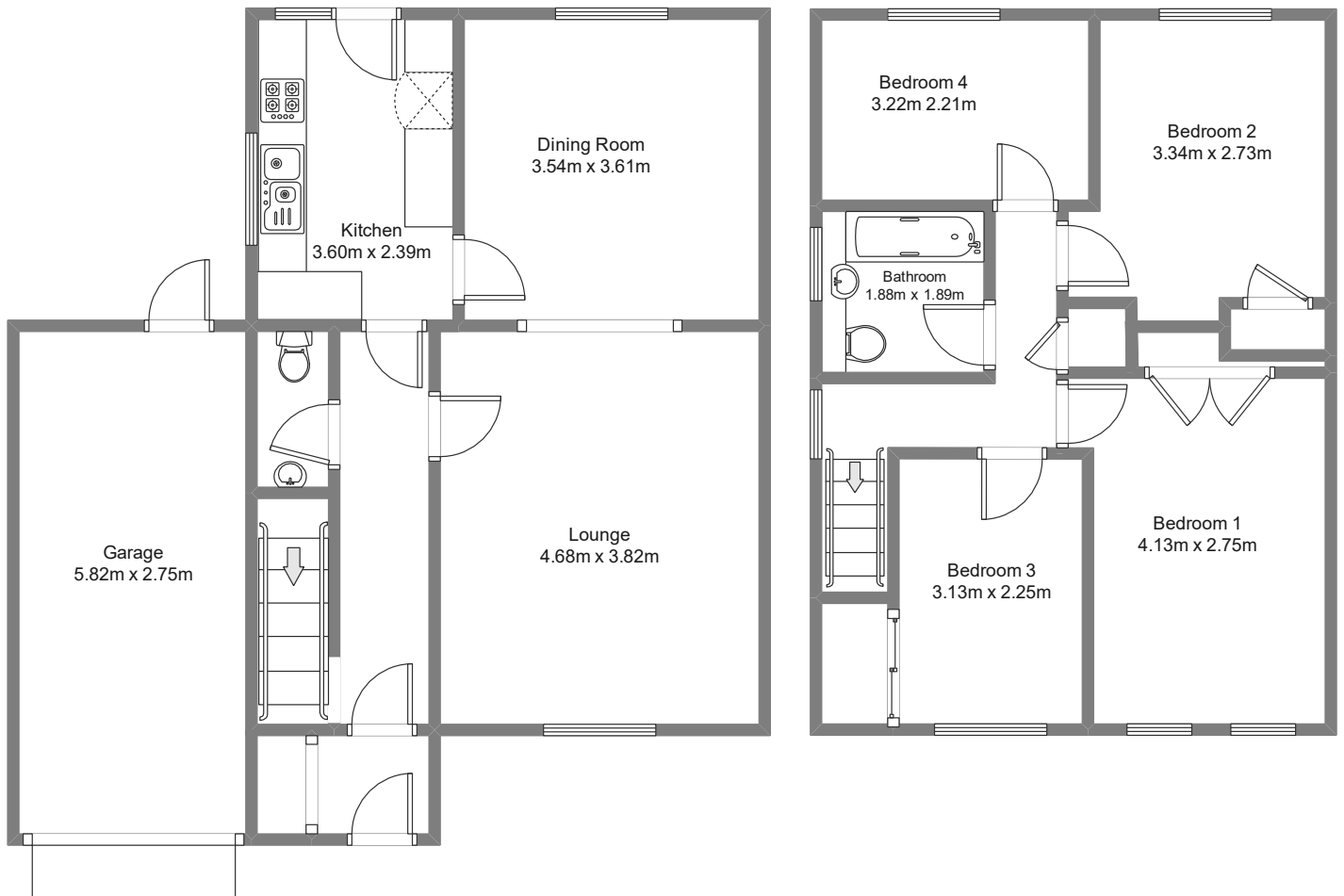
Located in a popular residential area of Forres, the property is well placed for enjoying the town's local amenities, shops and schooling.

Combining four-bedroom accommodation, a generous rear garden and excellent parking facilities, this is a fantastic opportunity for buyers looking for their next family home in a great Forres location.

# EXTERNALS

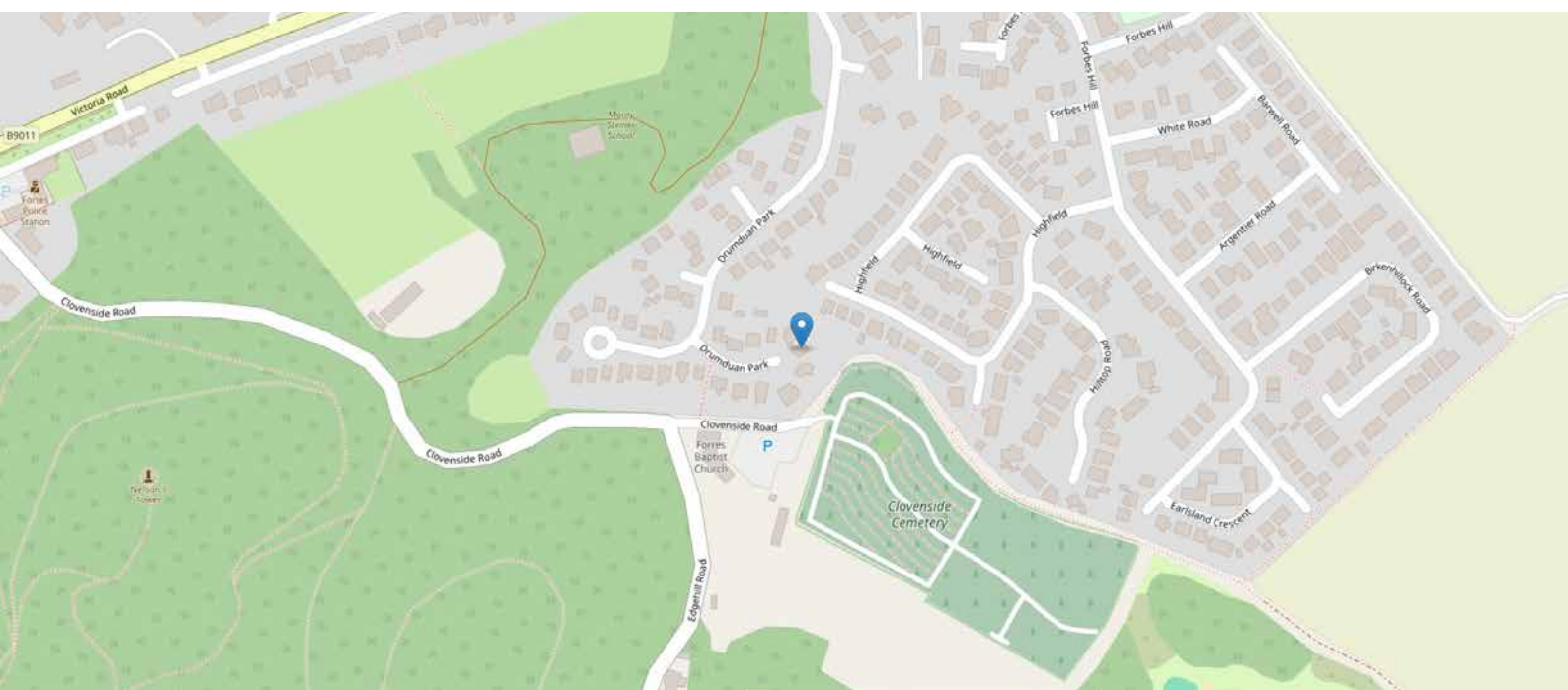


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 104m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Forres is a well-regarded town in the north-east of Scotland, known for its attractive surroundings, strong community and excellent quality of life. The town provides a wide range of everyday amenities, including independent shops, cafés, supermarkets, restaurants and professional services, together with both primary and secondary schooling. The highly regarded Gordonstoun is within easy reach, with school transport available locally.





The area is particularly noted for its natural beauty, with Forres itself recognised for its parks, floral displays and woodland walks. Outdoor pursuits are exceptionally well catered for, with the beaches and watersports facilities at Findhorn a short drive away, while the forests of Culbin and Newtyle provide extensive walking, cycling and riding routes. The Cairngorms and Lecht ski areas can both be reached in under an hour, offering excellent seasonal sport and recreation.

Forres is well connected, with a railway station on the Aberdeen to Inverness line, regular bus services and convenient access to both Inverness Airport and Aberdeen Airport, providing domestic and international connections. Further amenities, including hospitals and wider retail facilities, are available in both Elgin and Inverness.



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