

1 Miller Road

FORRES, MORAYSHIRE, IV36 2PY



*A GORGEOUS 3 BEDROOM
DETACHED HOME IN FORRES*



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Nestled in the highly sought-after Knockomie Braes Springfield development, welcome to 1 Miller Road, Forres - a meticulously maintained and improved 3-bedroom detached home that exudes charm and elegance. With meticulous care and thoughtful enhancements carried out over the past 5 years, the current owners have transformed this property into a true gem. Recent redecoration has elevated the interior and has breathed new life into the living spaces, while brand new, plush carpets were expertly laid down in early 2024, offering both comfort and style underfoot. Additionally, newly installed kitchen flooring, completed around the same time, adds a fresh and contemporary touch to the heart of the home.

Upon entry, you are warmly welcomed into a spacious lounge, thoughtfully designed to provide a comfortable retreat for relaxation and unwinding after a long day. The modern kitchen/diner is a culinary haven, boasting sleek grey gloss units and top-of-the-line integrated appliances, creating a seamless blend of style and functionality. Adjacent to the kitchen is a charming sunroom, flooded with natural light, offering versatile space for family gatherings, casual dining, or simply basking in the warmth of the sun.





Kitchen/Diner





For added convenience, a separate utility area with WC, adorned with matching gloss units and equipped with laundry facilities, is seamlessly integrated into the home, ensuring practicality without compromising on aesthetics. Notably, all fixtures and fittings within the utility area will be included in the sale, providing added value to the discerning buyer.





Ascending to the upper level, the primary bedroom suite beckons with its luxurious features, including a walk-through wardrobe area leading to an en-suite shower room. Two additional generously proportioned double bedrooms, one boasting a deep built-in wardrobe for ample storage, along with a third smaller double bedroom, provide versatile accommodation options tailored to suit various lifestyle needs





Bedroom 2





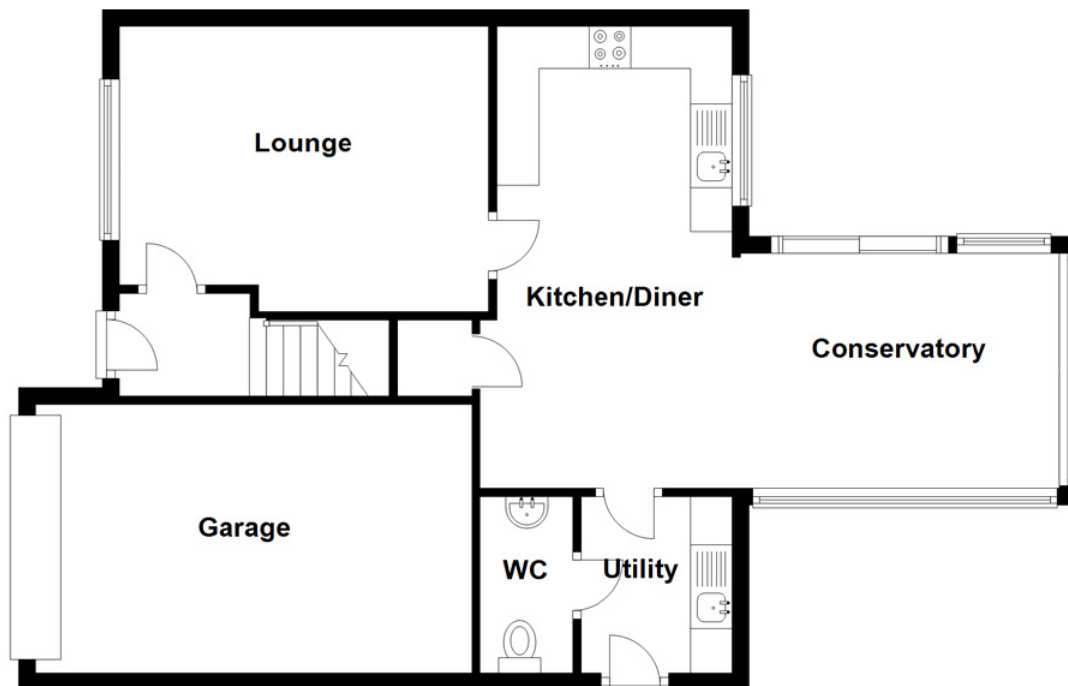
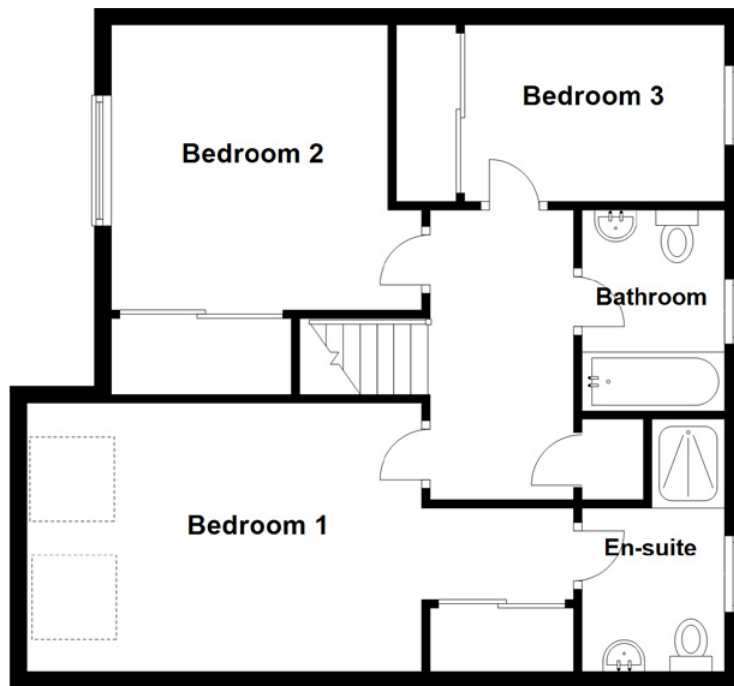
Bedroom 3





Completing the first floor is a well-appointed family bathroom, featuring a shower over the bath, offering a tranquil space for relaxation and rejuvenation.





Approximate Dimensions

(Taken from the widest point)

Lounge	4.40m (14'5") x 3.40m (11'2")	Bedroom 3	3.10m (10'2") x 2.10m (6'11")
Kitchen/Diner	5.50m (18') x 3.01m (9'10")	Bathroom	2.39m (7'10") x 1.70m (5'7")
Conservatory	3.80m (12'5") x 2.80m (9'2")	En-suite	3.00m (9'10") x 1.70m (5'7")
Utility	2.10m (6'11") x 1.80m (5'11")		
Bedroom 1	6.51m (21'4") x 3.20m (10'6")	Gross internal floor area (m ²): 120m ²	
Bedroom 2	3.40m (11'2") x 3.30m (10'10")	EPC Rating: C	



Practicality meets charm with the integral single garage, thoughtfully equipped with clever freestanding storage solutions, all of which will be left for the new owner's convenience. Outside, the meticulously landscaped grounds beckon, with a low-maintenance rear garden featuring a charming decking area, ideal for alfresco dining and entertaining. Additionally, a small front garden, meticulously tended to, along with driveway parking for two cars, ensures ample space for both relaxation and convenience.

Efficient heating is provided by a state-of-the-art Daikin hybrid air source and gas system, offering unparalleled comfort and energy efficiency throughout the seasons. Don't miss out on the opportunity to make this property your new home in Forres.

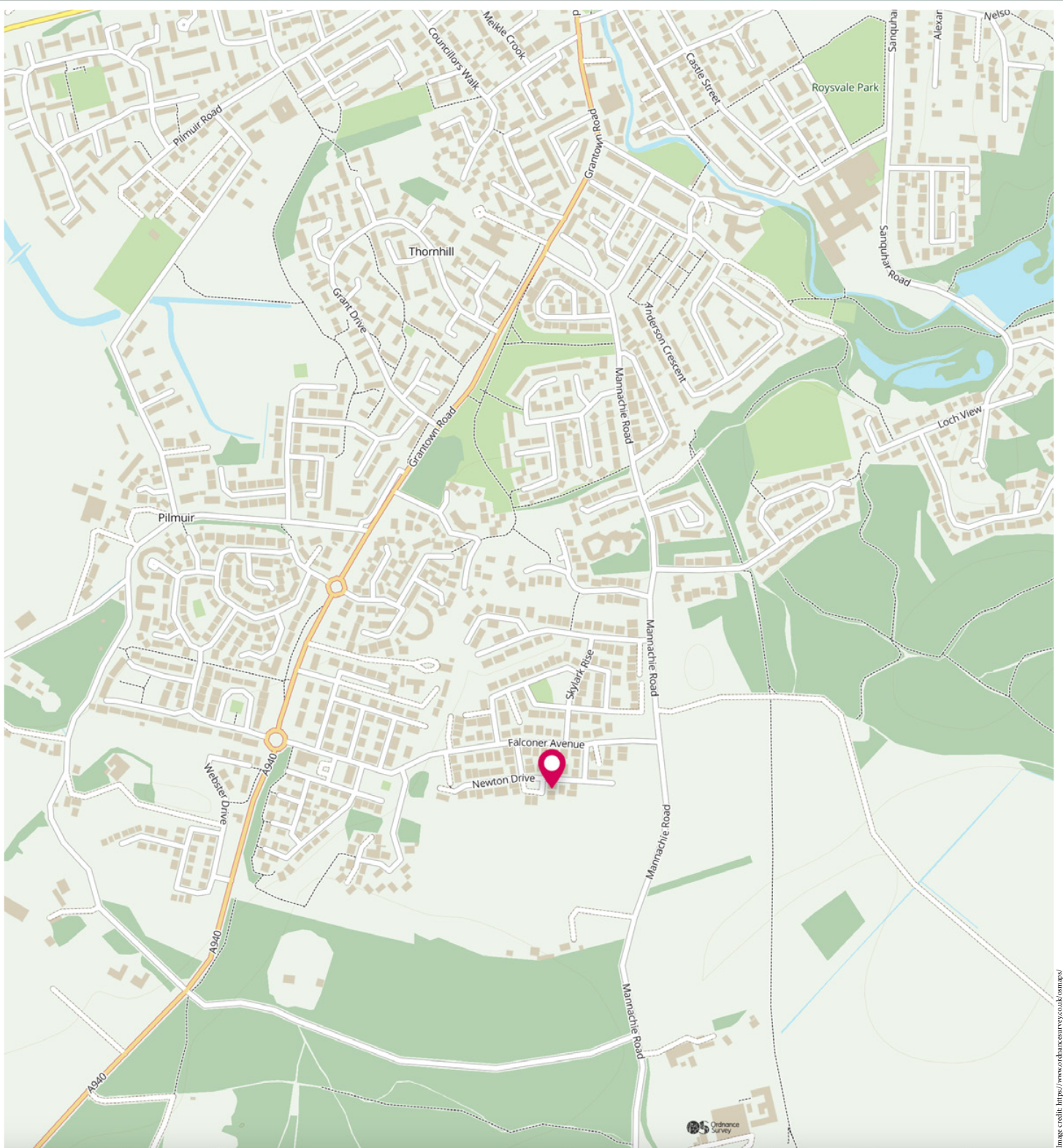
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The attractive town of Forres is situated on the Moray coast, approximately 25 miles East of Inverness on the A96 trunk route which also connects the to Aberdeen. The population of Forres is around 12,000 inhabitants.

Miller Road is part of a modern development built by Springfield, it offers easy access to all local amenities including the Co-Op and a K's Cafe, ideal for last minute bits or a catch up with friends over coffee. The high street and town centre is then only 1.4 miles away, it has a multitude of shops, cafes, pubs, restaurants and a large Supermarket superstore, there is also a modernised railway station with regular services to Inverness, Elgin, Aberdeen and a recently added Inverness Airport station which will get you to the Airport in around 21 minutes. Applegrove Primary School and Forres Academy are both within a short walk

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 and even makes an appearance in Shakespeares Macbeth.



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