



# The Gables

SHERIFFBRAE, FORRES, MORAYSHIRE, IV36 1DP



# The Property

## THE GABLES

Set within one of the most sought-after residential areas of Forres, The Gables is a truly stunning detached home that combines period charm with tasteful modern design. With its grand façade, mature gardens, and beautifully proportioned interiors, this is a home that immediately impresses and continues to delight throughout.

From the moment you step inside, The Gables exudes warmth, character, and a sense of understated grandeur. Every detail has been considered to create a perfect blend of classic style and modern comfort, designed for family life, entertaining, and relaxation in equal measure.







The ground floor offers a wealth of versatile accommodation. A spacious lounge sets the tone with its wood-burning fireplace, high ceilings and large windows that fill the room with natural light. It is a welcoming and refined space for both everyday living and evening gatherings. The formal dining room, also featuring a wood burner, provides a wonderful setting for dinner parties and family occasions. The well-appointed kitchen includes a useful walk-in pantry and a charming stairway leading to what was once the original maid's room, a lovely nod to the home's heritage.











Two ground-floor bedrooms offer flexibility for guests, multi-generational living, or working from home. One is currently used as a bright and cheerful playroom, ideal for younger members of the family. The light-filled sunroom/conservatory creates a seamless connection between indoor and outdoor living, becoming the heart of the home in the summer months.











Upstairs, three further spacious double bedrooms await. The primary suite is a true retreat, featuring a luxurious modern en-suite with a free-standing bath, walk-in rainfall shower, his and hers sinks, Bluetooth vanity mirrors and access to the loft area that spans almost the size of almost the whole top floor. Underfloor heating in the en-suite adds a touch of everyday indulgence. A second contemporary shower room serves the remaining bedrooms and guests, ensuring comfort and convenience for family living.





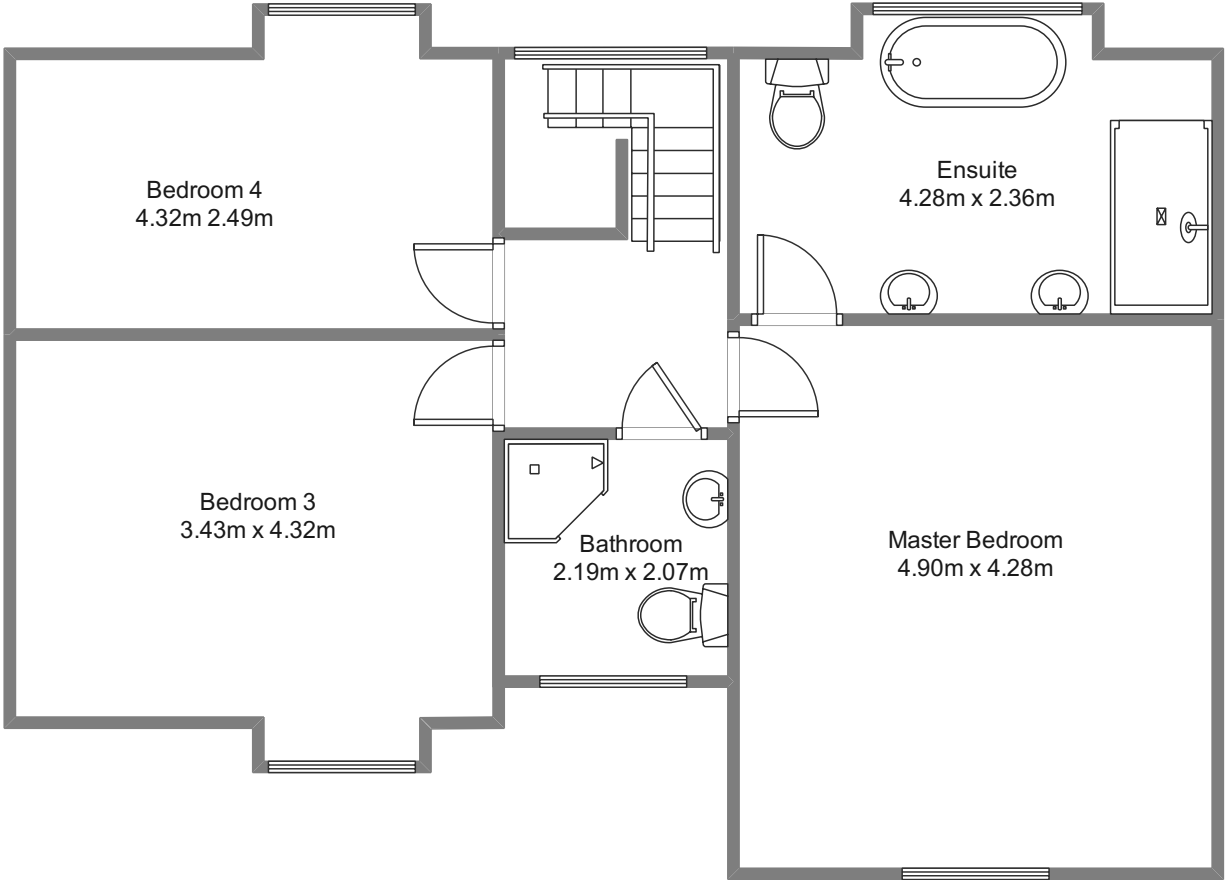
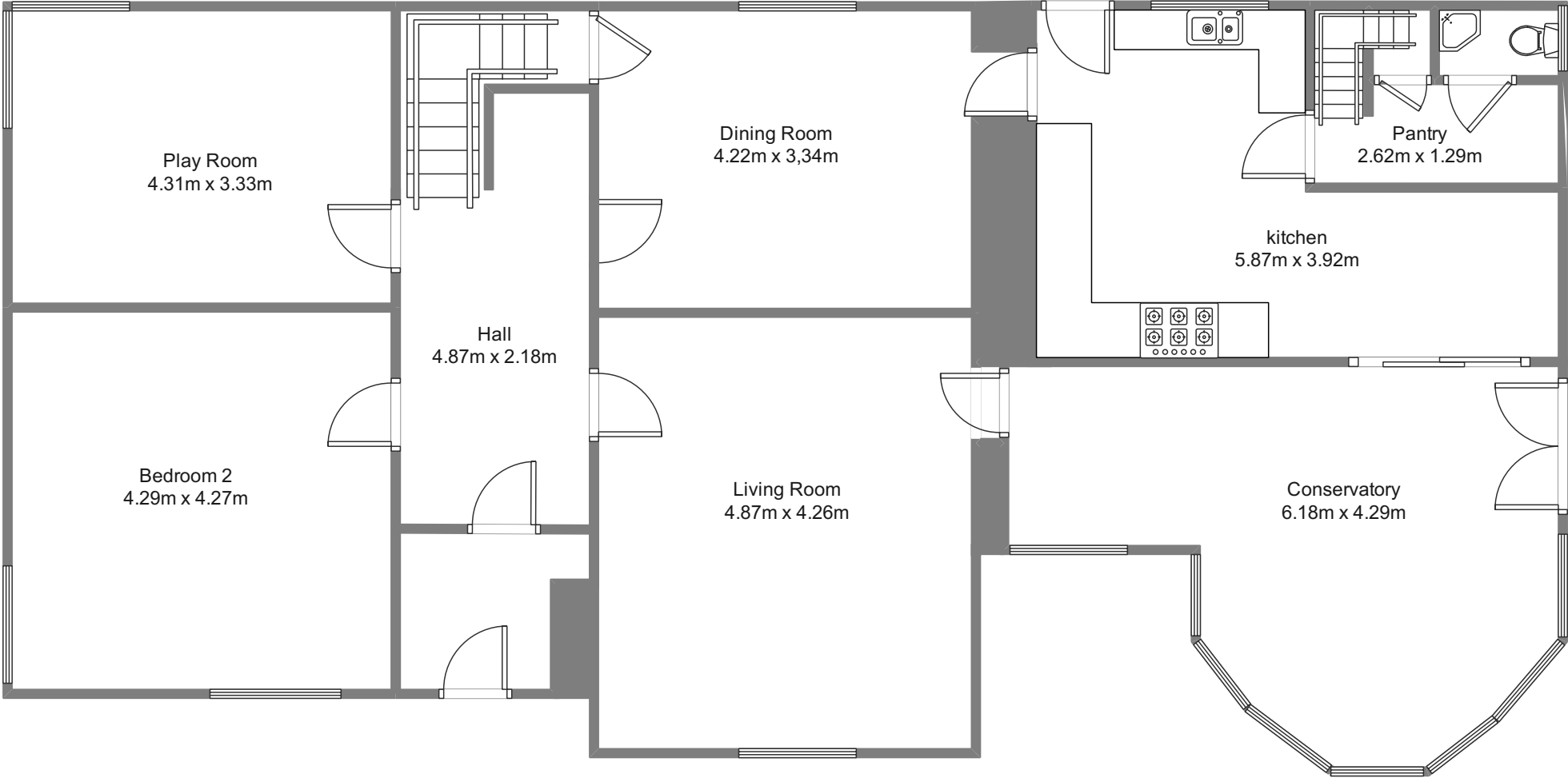




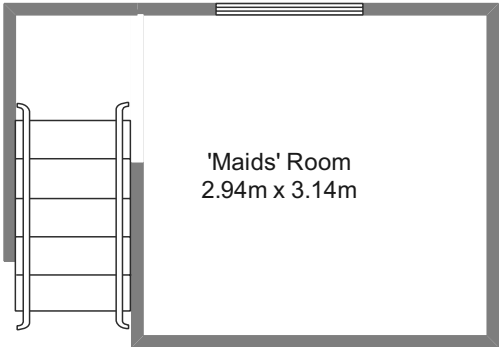




# Floor Plan



Internal floor area (m<sup>2</sup>): 202m<sup>2</sup>  
EPC Rating: D





#### Key Features

- Five spacious double bedrooms, including luxurious primary suite with en-suite
- Two wood-burning fireplaces adding warmth and character
- Modern kitchen with walk-in pantry and access to original maid's room
- Separate formal dining room for entertaining
- Bright sunroom/conservatory overlooking private gardens
- Ground-floor bedrooms offering flexibility for family or home office
- Second contemporary shower room for guests and family
- Wrap-around gardens with mature trees providing privacy
- Raised decking area with summerhouse/home office
- Large double garage and driveway parking
- Peaceful setting yet within walking distance to local amenities, cafés, schools, and leisure centre
- Woodland walks from the property to Sanquhar Ponds, ideal for families and dog owners
- Perfect combination of period character, modern upgrades, and family-friendly living





Outside, The Gables sits amid beautiful wrap-around gardens, sheltered by mature trees that create a sense of peace and privacy. Despite the secluded feel, the home is just a short stroll from local amenities, cafés, the leisure centre, and excellent schools. This ideal setting combines countryside calm with town convenience. A raised decking area features a delightful summerhouse or office, perfect for remote work or quiet relaxation, while a large double garage provides ample parking and storage. For those who love the outdoors, woodland walks lead directly from the property to the picturesque Sanquhar Ponds, perfect for morning strolls or walking the dog.

Homes of this calibre rarely come to market in Forres. The Gables offers a unique opportunity to own a property that blends timeless architecture, refined interiors, and a superb location. It feels like a country retreat while being only minutes on foot from the heart of town. This is Forres living at its finest, elegant, inviting, and effortlessly impressive.









# The Location

## FORRES, MORAYSHIRE

The charming town of Forres, set along the stunning Moray coast, lies approximately 25 miles east of Inverness on the A96 trunk road, which also connects to Aberdeen. With a population of around 12,000, Forres offers a welcoming community, a rich history, and an excellent range of local amenities.

Sheriffbrae is one of the most sought-after areas within Forres, offering a mix of attractive housing and privacy while being only around half a mile from the High Street and town centre. Residents enjoy easy access to shops, cafés, pubs, restaurants, and supermarkets, making everyday living convenient and enjoyable.

For education, both Applegrove Primary School and Forres Academy are within walking distance, as well as Andersons Primary School for younger members of the family, making this an ideal location for families of all ages.

Transport links are excellent. Forres features a modernised railway station with regular services to Inverness, Elgin, and Aberdeen. The recently added Inverness Airport station at Dalcross provides a quick 21-minute journey to the airport.







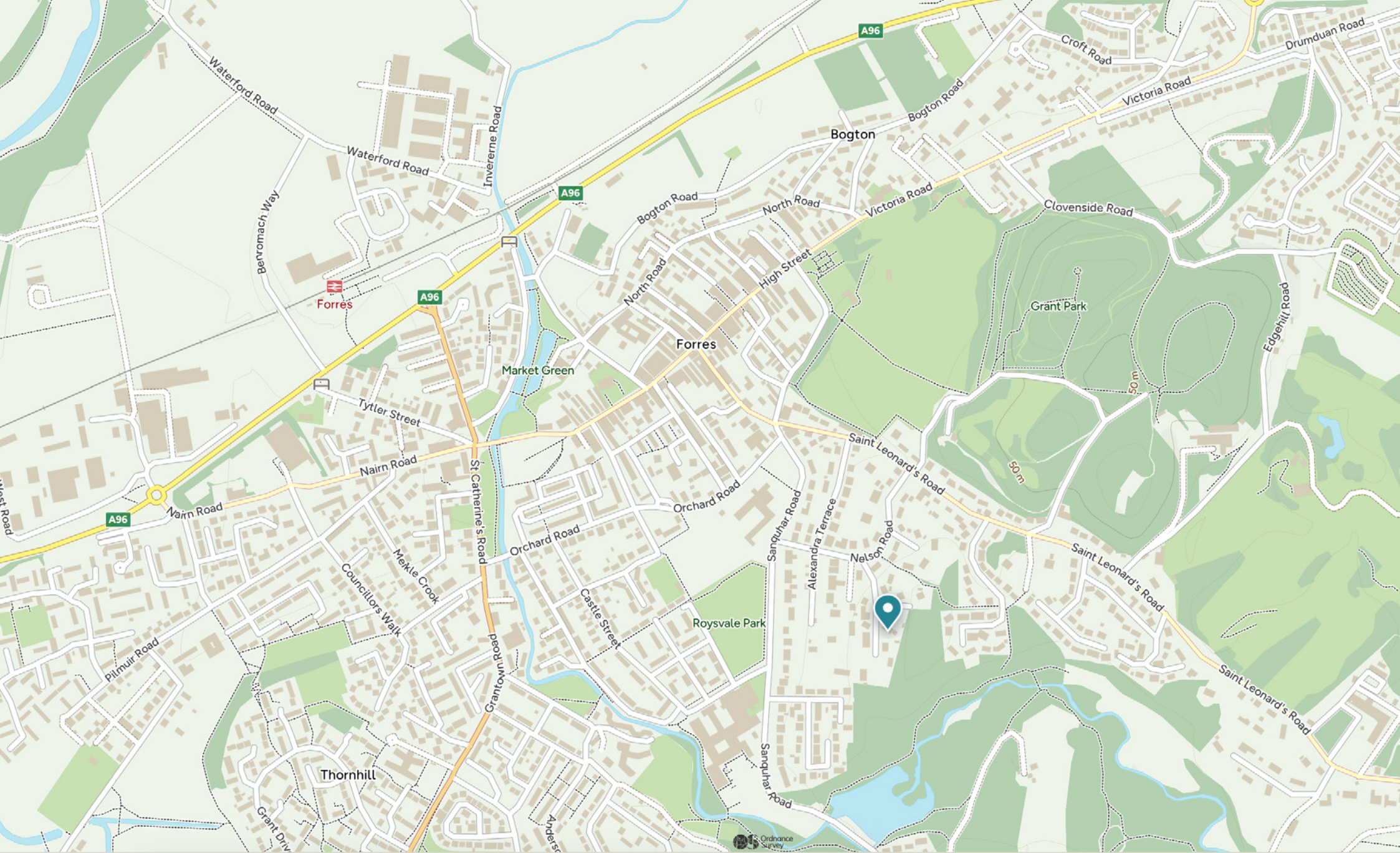
The wider Moray area is renowned for its breathtaking landscapes, historic sites, and cultural heritage. Forres itself, a multiple Britain in Bloom winner, even features in Shakespeare's Macbeth. Whisky enthusiasts will appreciate the 51 distilleries across Moray, including Forres' own Benromach and Dallas Dhu, both part of the famous Scottish Whisky Trail.

Outdoor enthusiasts will enjoy the nearby Cairngorm Mountains, just an hour to the south, which offer mountain biking, hiking, skiing, and snowboarding. Golfers can play at Forres' challenging course or visit the world-renowned links at Nairn and Castle Stuart. Inverness Airport, only 20 miles away, provides excellent connections to numerous UK and international destinations.

Sheriffbrae offers the perfect combination of tranquillity, convenience, and access to some of Scotland's finest landscapes, heritage, and leisure opportunities.







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