

1C Siwalik Hill

FORRES, MORAY, IV36 2PH



*IMMACULATE 4 BED DETACHED HOME
IN SOUGHT-AFTER KNOCKOMIE BRAES*



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Situated within the highly desirable Knockomie Braes development, this beautifully presented four-bedroom detached home offers spacious, modern accommodation ideal for family living.

The property is entered into a bright and generously sized lounge, benefiting from excellent natural light and a flowing layout that leads seamlessly into the open-plan dining kitchen. This thoughtful design creates a wonderful front-to-back aspect, flooding the ground floor with light and providing the perfect space for both everyday living and entertaining.

The Property



The contemporary kitchen is well-appointed with a gas hob, integrated fridge freezer, dishwasher, oven, and microwave, combining style with practicality. A separate utility room adds further convenience, featuring a side door to the garden and internal access to the integral garage.









A ground-floor WC completes the downstairs accommodation.





Upstairs, there are four well-proportioned bedrooms, all benefiting from fitted wardrobes or cupboard space. The primary bedroom enjoys a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom with bath and overhead shower.







Bedroom 2





Bedroom 3



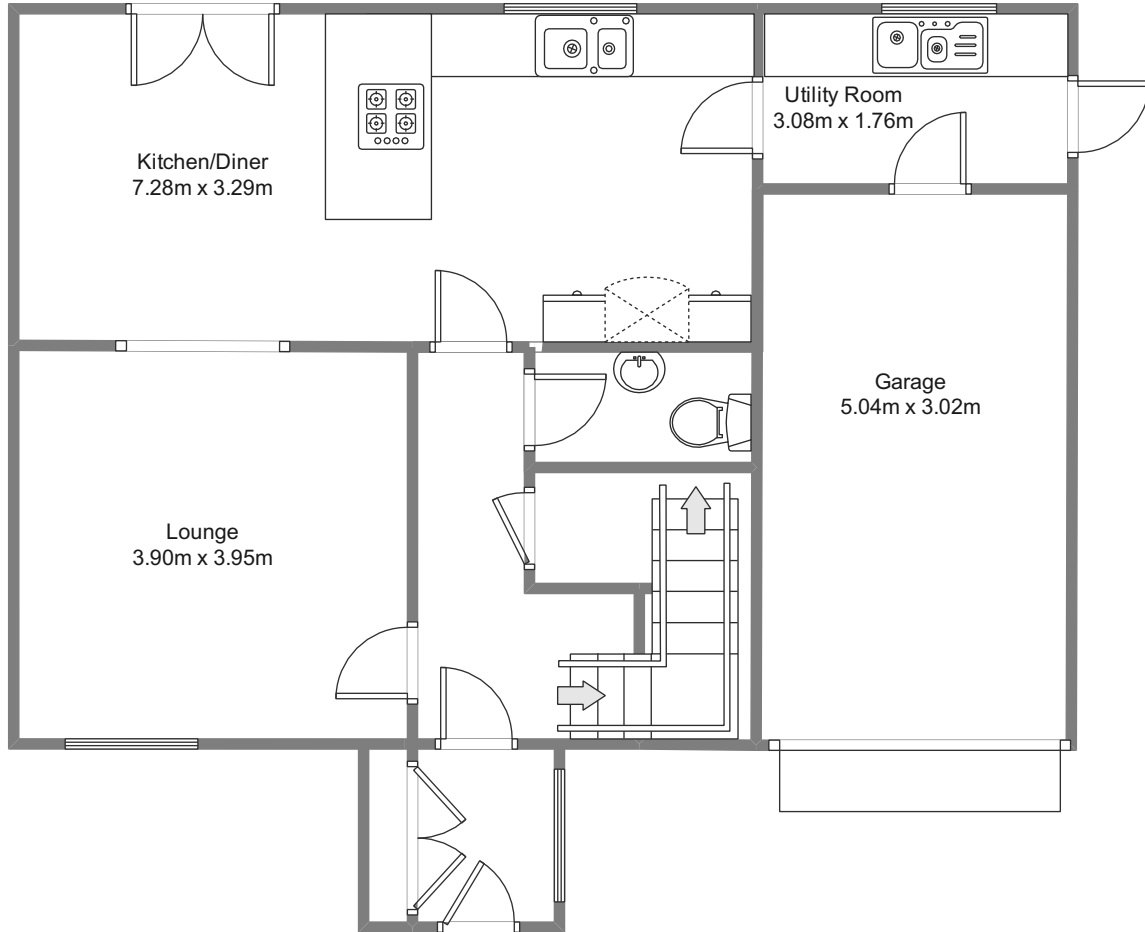


Bedroom 4

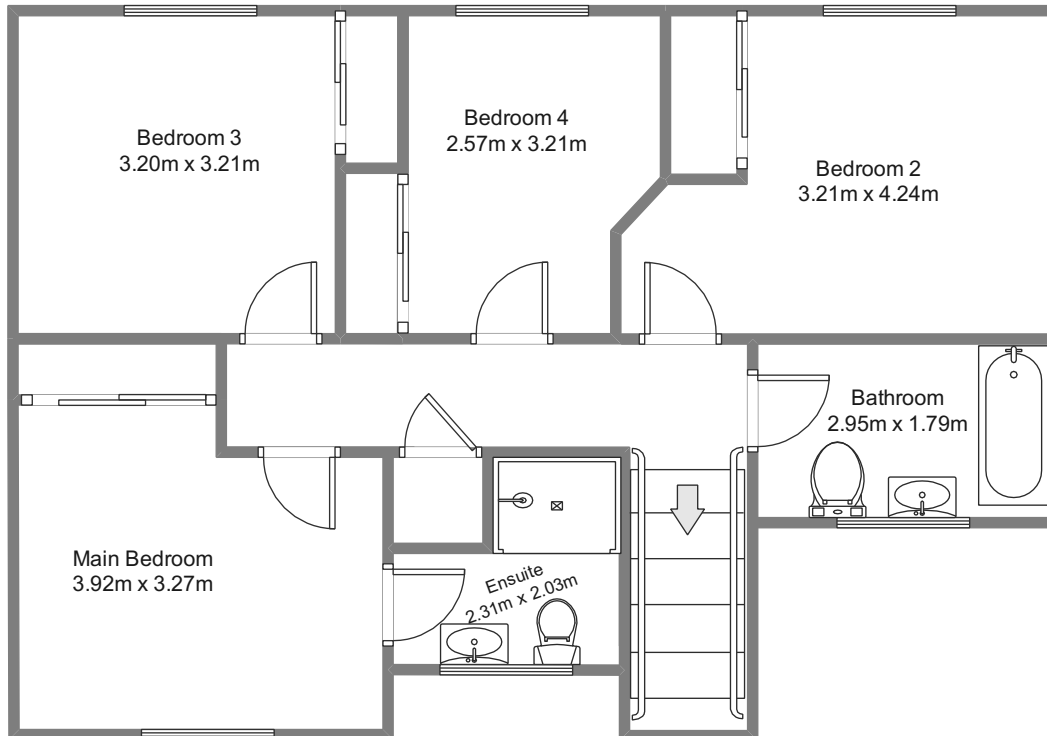




Ground Floor



First Floor



Gross internal floor area (m²): 134m²

EPC Rating: B

Externally, the property boasts a generous rear garden, mainly laid to lawn, ideal for families and outdoor enjoyment. There is also side access with a gate and a driveway providing off-street parking for multiple vehicles.



This is an excellent opportunity to acquire a move-in-ready family home in a prime residential location, close to local amenities, schools, and transport links.

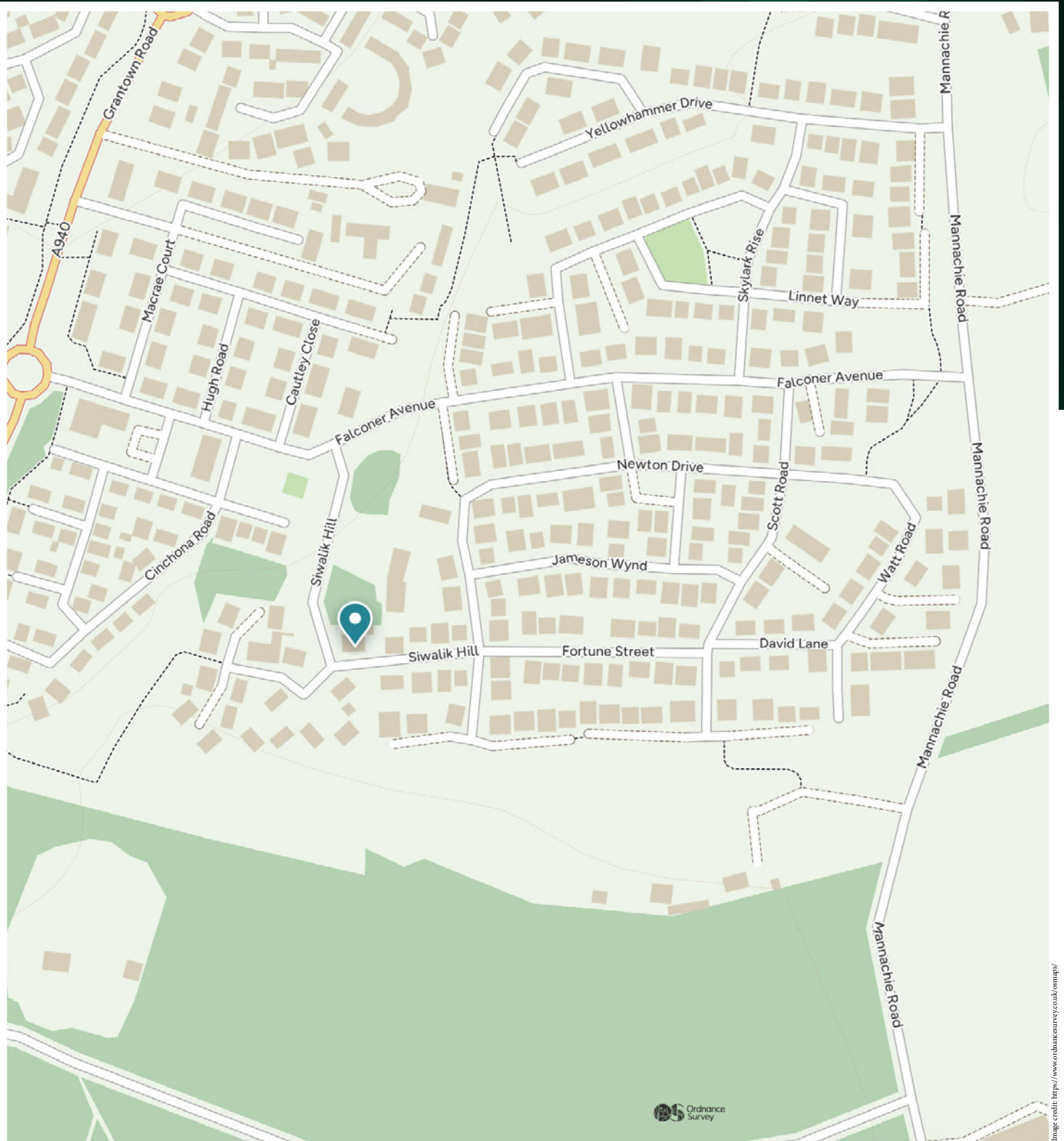




The charming town of Forres, on the stunning Moray coast, lies 25 miles east of Inverness on the A96, which also connects to Aberdeen. With a population of around 12,000, Forres offers a welcoming community, rich history, and excellent amenities including shops, cafés, pubs, restaurants, and supermarkets. Applegrove Primary School and Forres Academy are within walking distance, making it ideal for families. Transport links are excellent: Forres has a modernised railway station with regular services to Inverness, Elgin, and Aberdeen, plus a 21-minute journey to Inverness Airport via Dalcross station.

The wider Moray area is renowned for breathtaking landscapes, historic sites, and cultural heritage. Forres, a multiple Britain in Bloom winner, features in Shakespeare's *Macbeth*. Whisky enthusiasts will appreciate the 51 local distilleries, including Benromach and Dallas Dhu on the Scottish Whisky Trail. Outdoor enthusiasts enjoy the Cairngorm Mountains (one hour south) for biking, hiking, skiing, and snowboarding. Golfers can play at Forres' course or the world-renowned links at Nairn and Castle Stuart. Inverness Airport (20 miles away) offers excellent UK and international connections. This property combines tranquillity, convenience, and access to Scotland's finest leisure opportunities.

The Location



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