

46 Falconer Avenue

FORRES, MORAYSHIRE, IV36 2PA



*3 BEDROOM SEMI DETACHED HOME ON
A MODERN DEVELOPMENT IN FORRES*



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McEwan Fraser Legal is delighted to present this 3-bedroom semi-detached home on a sought-after development in Forres. Built in 2018 by Springfield, this is one of their Dallachy style semi-detached house with 3 bedrooms and 2 bathrooms, the 3rd bedroom in this particular property has been made slightly larger than the standard third bedroom you would see in other houses on the road, as well as having a larger wardrobe

It is still in immaculate condition and ready to start enjoying your new surroundings from day one.

Inside, the property comprises of:

- A fully equipped kitchen/diner with integrated appliances and additional wall storage
 - A spacious lounge
 - 3 bedrooms with fitted storage
 - Downstairs shower room with corner cubicle
 - Family bathroom with shower over bath
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The Lounge





Kitchen/Diner







Bedroom 1





Bedroom 2

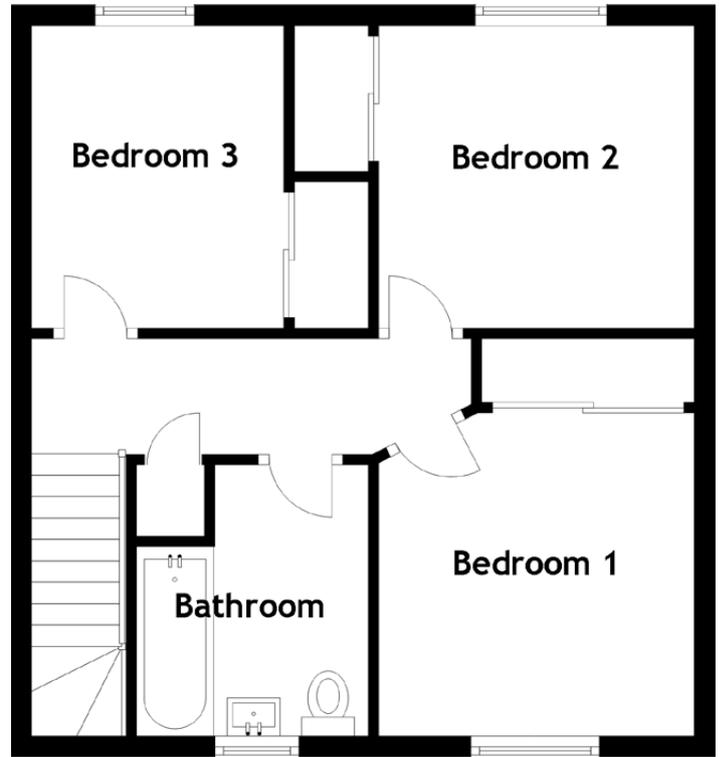
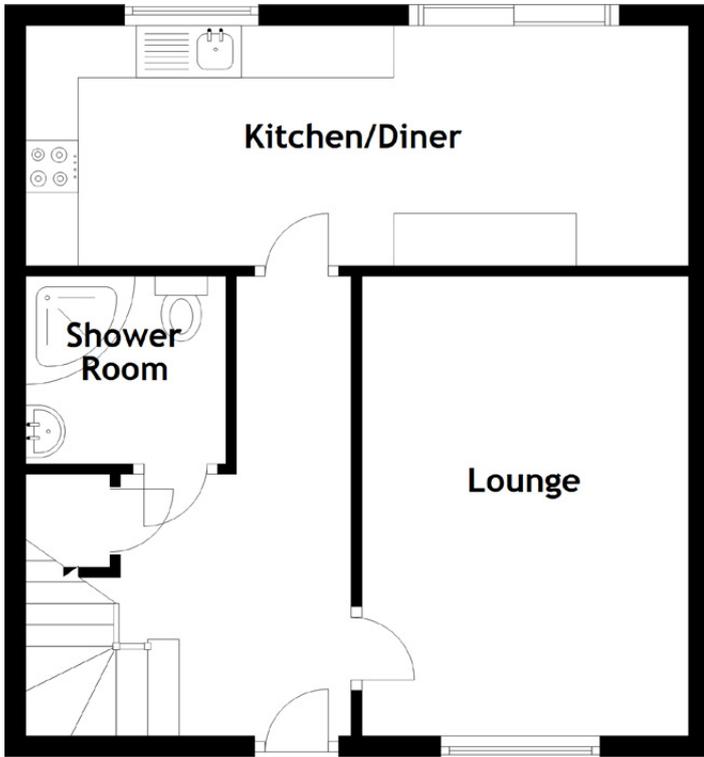




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	4.40m (14'5") x 3.10m (10'2")
Kitchen/Diner	6.30m (20'8") x 2.30m (7'7")
Shower Room	1.90m (6'3") x 1.80m (5'11")
Bedroom 1	3.10m (10'2") x 3.00m (9'10")
Bedroom 2	3.00m (9'10") x 2.90m (9'6")

Bedroom 3	2.90m (9'6") x 2.40m (7'10")
Bathroom	2.60m (8'6") x 1.90m (6'3")

Gross internal floor area (m²): 88m²

EPC Rating: C

Floor Plan



In addition to this, the property has raised flooring in the loft space to create extra storage without affecting loft insulation effectiveness. To the front of the property is a fenced front garden and driveway for 2 cars and to the rear is a great size garden area with patio.



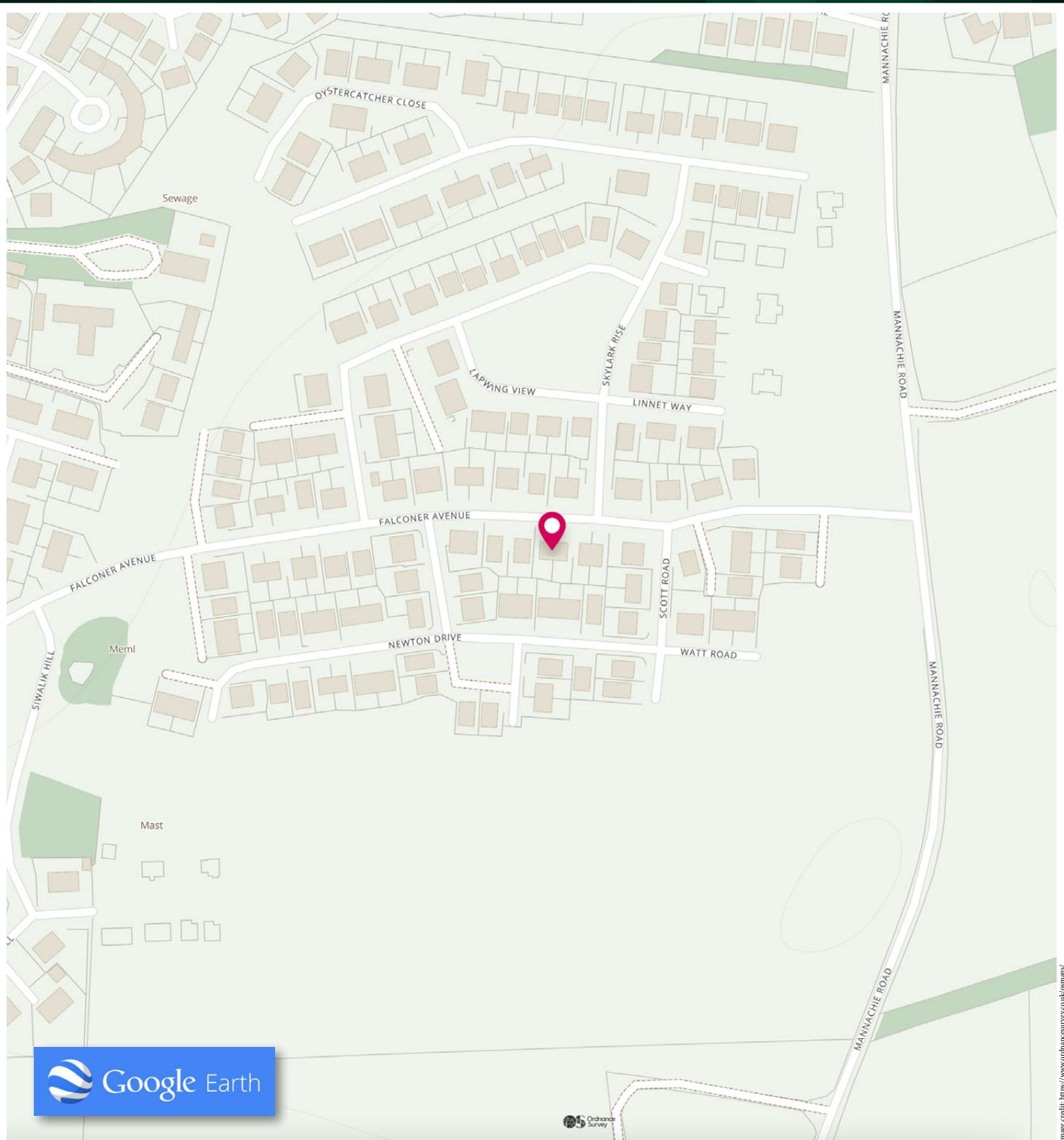


The attractive town of Forres is situated on the Moray coast, approximately 25 miles East of Inverness on the A96 trunk route which also connects the to Aberdeen. The population of Forres is around 12,000 inhabitants.

Falconer avenue is part of a modern development built by Springfield, it offers easy access to all local amenities including a large variety of shops. The high street and town centre is around 1.4 miles away, it has a multitude of shops, cafes, pubs, restaurants and a large Supermarket superstore, there is also a recently 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. Forres has its own challenging golf course and nearby are the internationally acclaimed courses of Nairn and Castle Stuart.





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