

Applegrove

BANK LANE, FORRES, MORAYSHIRE, IV36 1NU



A stunning detached 4 bedroom, 2 bathroom period family home, with major refurbishments undertaken



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McEwan Fraser Legal is delighted to present this detached period 4 bedroom family home in the centre of Forres. The property is in true walk-in condition, the current owners have put their heart and soul into improving and significantly upgrading the house throughout, with all works completed within the last 2 years.

THE LOUNGE



The internal layout of the property across three floors comprises:

- Cosy lounge with beautiful fireplace
- Spacious sunroom
- Newly fitted kitchen with solid oak worktops, range master quartz sink, integrated dishwasher and SMEG range cooker.
- Separate fully fitted utility area
- New ground floor bathroom with stunning free-standing bath
- Four bedrooms split across the first and second floor
- En-suite to the master bedroom with walk-in shower

THE SUNROOM



THE KITCHEN & UTILITY



Newly fitted kitchen with solid oak worktops, range master quartz sink, integrated dishwasher and SMEG range cooker



THE BATHROOM



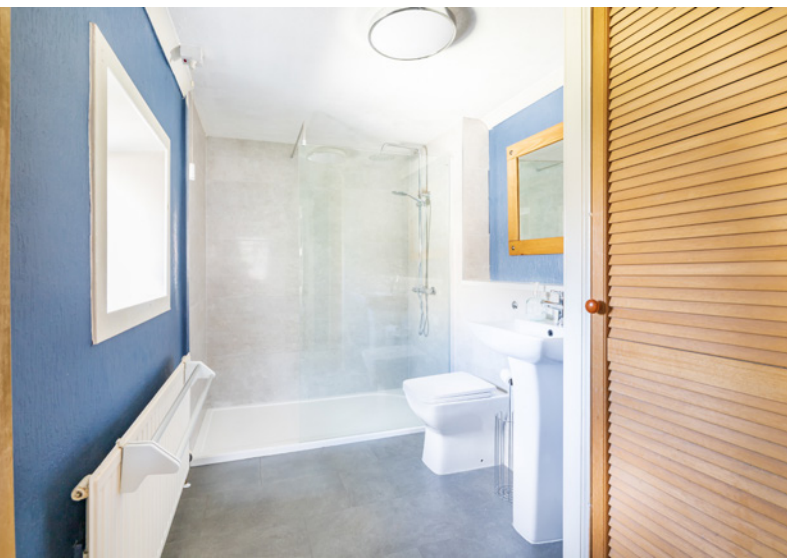


Some of the highlights include:

- New 'Worcester' boiler
- Newly fitted main bathroom including an extra deep free-standing slipper bath
- Kitchen, bathroom, lounge, hall and sunroom are all newly painted throughout with Farrow and Ball
- New Amtico and Harvey Maria flooring in hallways and bathroom
- New carpets in lounge, sunroom, master bedroom
- New walk-in shower en-suite including high-pressure water pump for the main bedroom
- The second bedroom was recently fully renovated, re-plastered, with new carpet and bespoke free-standing wardrobe

THE MASTER BEDROOM





BEDROOM 2



BEDROOM 3



BEDROOM 4



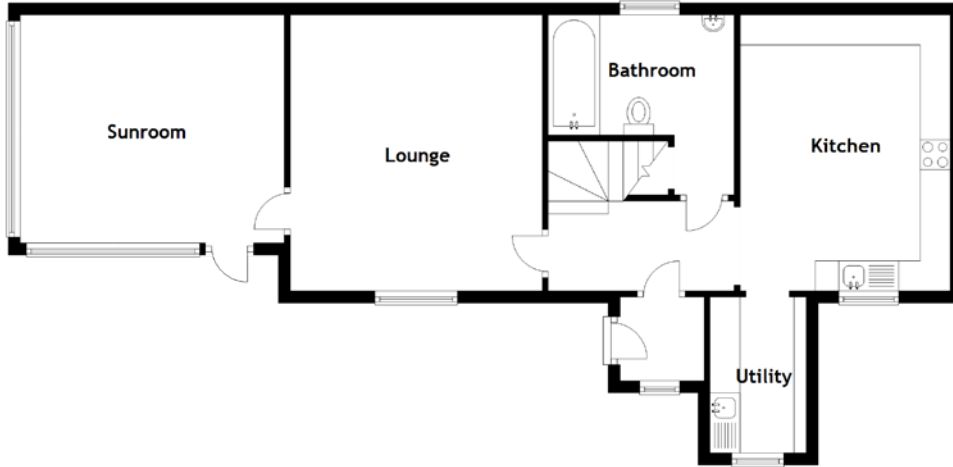
In addition, the property includes gated off-street parking for multiple cars, a convenient rear access gate, a shed with electricity and lighting, and a larger outbuilding that has the perfect opportunity to become a summer house or office, with double doors, windows, electricity and lighting.

EXTERNALS

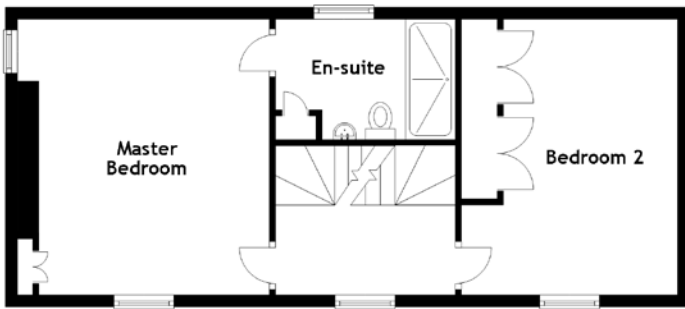


FLOOR PLAN, DIMENSIONS & MAP

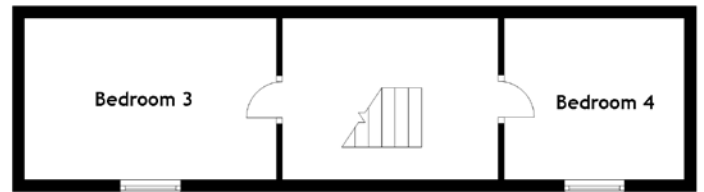
Ground Floor



First Floor



Second Floor

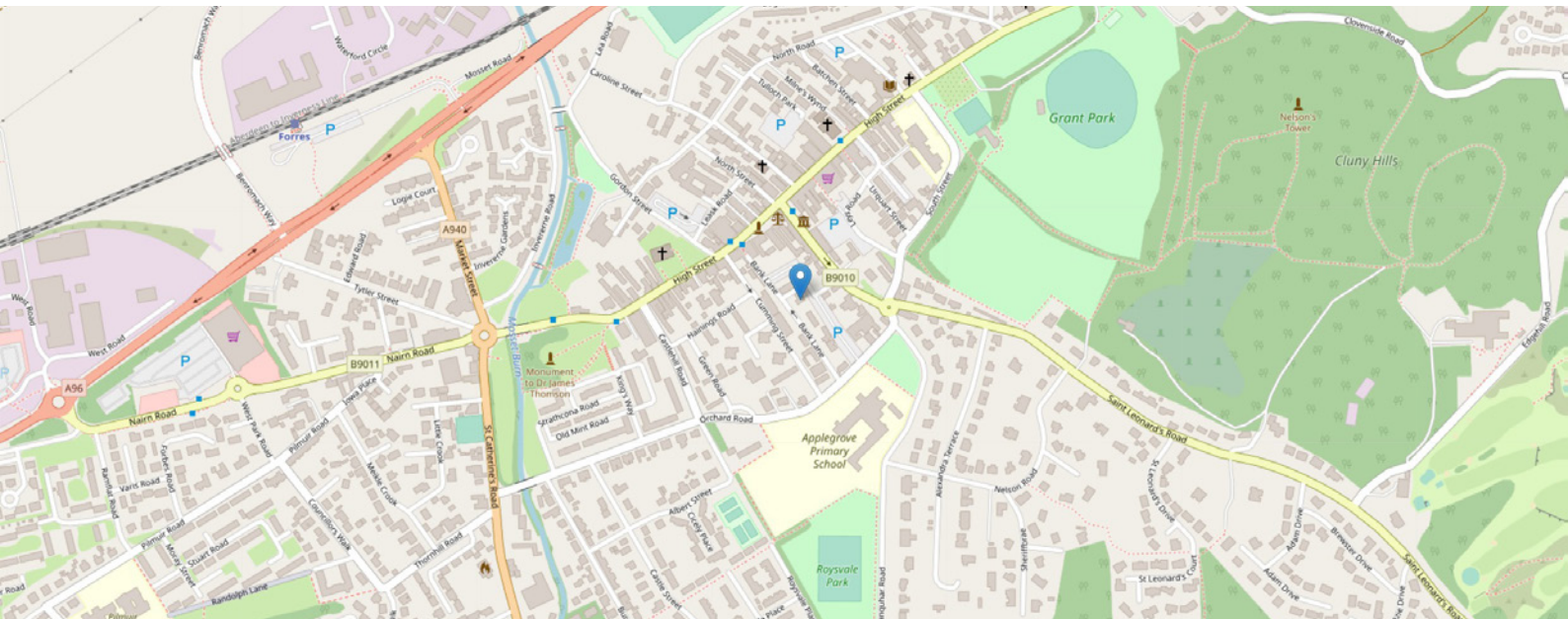


Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.20m (13'9")
Sunroom	4.40m (14'5") x 3.80m (12'6")
Kitchen	4.60m (15'1") x 3.50m (11'6")
Utility	2.60m (8'6") x 1.60m (5'3")
Bathroom	3.10m (10'2") x 3.00m (9'10")

Master Bedroom	4.60m (15'1") x 4.20m (13'9")
En-suite	3.00m (9'10") x 1.90m (6'3")
Bedroom 2	4.60m (15'1") x 3.60m (11'10")
Bedroom 3	4.20m (13'9") x 2.70m (8'10")
Bedroom 4	3.00m (9'10") x 2.70m (8'10")

Gross internal floor area (m²): 162m²
EPC Rating: TBC



THE LOCATION

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.





Bank Lane is like a secret oasis, so central but also very secluded, it offers easy access to all local amenities including a large variety of shops, restaurants and supermarkets. The town has a newly modernised railway station with regular services to Inverness, Elgin and Aberdeen. Applegrove Primary School and Forres Academy are only minutes away.

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.

Inverness Airport is 20 miles away and enjoys excellent air links to many UK and International destinations. Moray is also home to no fewer than fifty-one malt whisky distilleries, many of which are open to visitors. Forres itself has two distilleries, the Benromach and the Dallas Dhu, and are included in the Scottish Whisky Trail. One hour to the South of Forres, the Cairngorm Mountains offer mountain biking, walking, skiing and snowboarding to suit all abilities.

Forres has its own challenging golf course and nearby are the internationally acclaimed courses of Nairn and Castle Stuart.

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