McEwan Fraser Legal
Solicitors & Estate Agents

16 Forbeshill

FORRES, MORAY, IV36 1JL



MOVE-IN-READY THREE-BEDROOM SEMI-DETACHED HOME IN THE POPULAR FORBESHILL



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McEwan Fraser Legal is delighted to present this three-bedroom semi-detached home in the popular Forbeshill area of Forres. Presented in move-in-ready condition, the property offers comfortable accommodation, driveway parking and a low-maintenance rear garden, making it an appealing choice for first-time buyers, those taking their next step on the property ladder or purchasers seeking an investment opportunity.

An entrance vestibule provides a practical welcome to the home and leads into the spacious lounge. This inviting room offers ample space for comfortable seating, creating a relaxing setting for everyday living.

The Property







The open-plan kitchen and dining area provides a sociable space for cooking, dining and spending time together, with room for a dining table for family meals or entertaining friends.













Upstairs, there are three bedrooms, offering flexibility for family living, visiting guests or working from home. A family bathroom completes the accommodation.





Bedroom 2



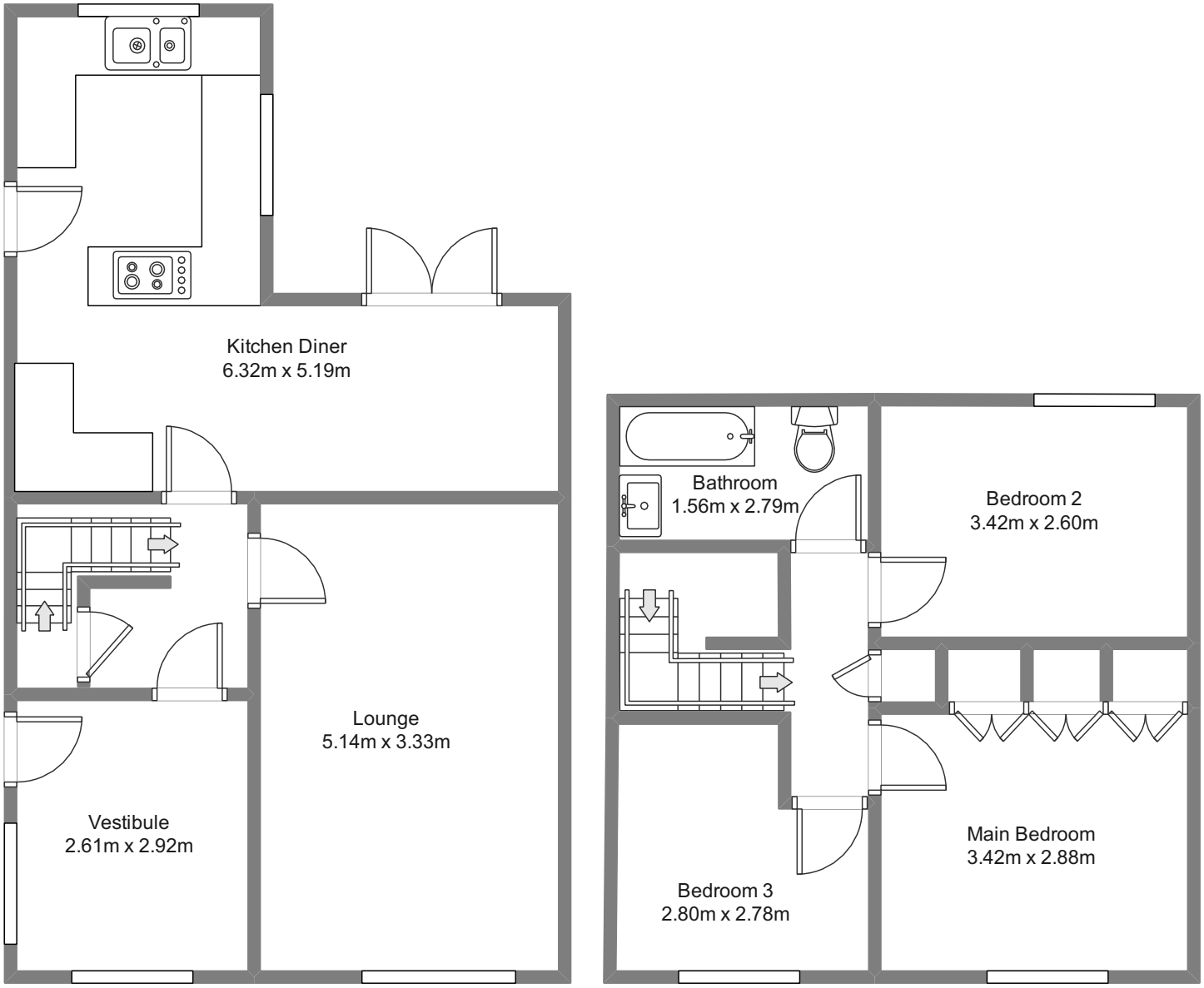


Bedroom 3









Gross internal floor area (m^2): $95m^2$

EPC Rating: C

Floor Plan

Outside, the rear garden has been designed for low-maintenance upkeep, providing an outdoor space to enjoy without extensive gardening. A small lawned garden lies to the front, while the driveway provides convenient off-street parking.

Combining a popular Forres location with a practical layout and move-in-ready presentation, 16 Forbeshill is an attractive prospect for a range of buyers. Early viewing is recommended.









Forres is a well-regarded town in the north-east of Scotland, known for its attractive surroundings, strong community and excellent quality of life. The town provides a wide range of everyday amenities, including independent shops, cafés, supermarkets, restaurants and professional services, together with both primary and secondary schooling. The highly regarded Gordonstoun is within easy reach, with school transport available locally.

The area is particularly noted for its natural beauty, with Forres itself recognised for its parks, floral displays and woodland walks. Outdoor pursuits are exceptionally well catered for, with the beaches and watersports facilities at Findhorn a short drive away, while the forests of Culbin and Newtyle provide extensive walking, cycling and riding routes. The Cairngorms and Lecht ski areas can both be reached in under an hour, offering excellent seasonal sport and recreation. Forres is well connected, with a railway station on the Aberdeen to Inverness line, regular bus services and convenient access to both Inverness Airport and Aberdeen Airport, providing domestic and international connections. Further amenities, including hospitals and wider retail facilities, are available in both Elgin and Inverness.

The Location

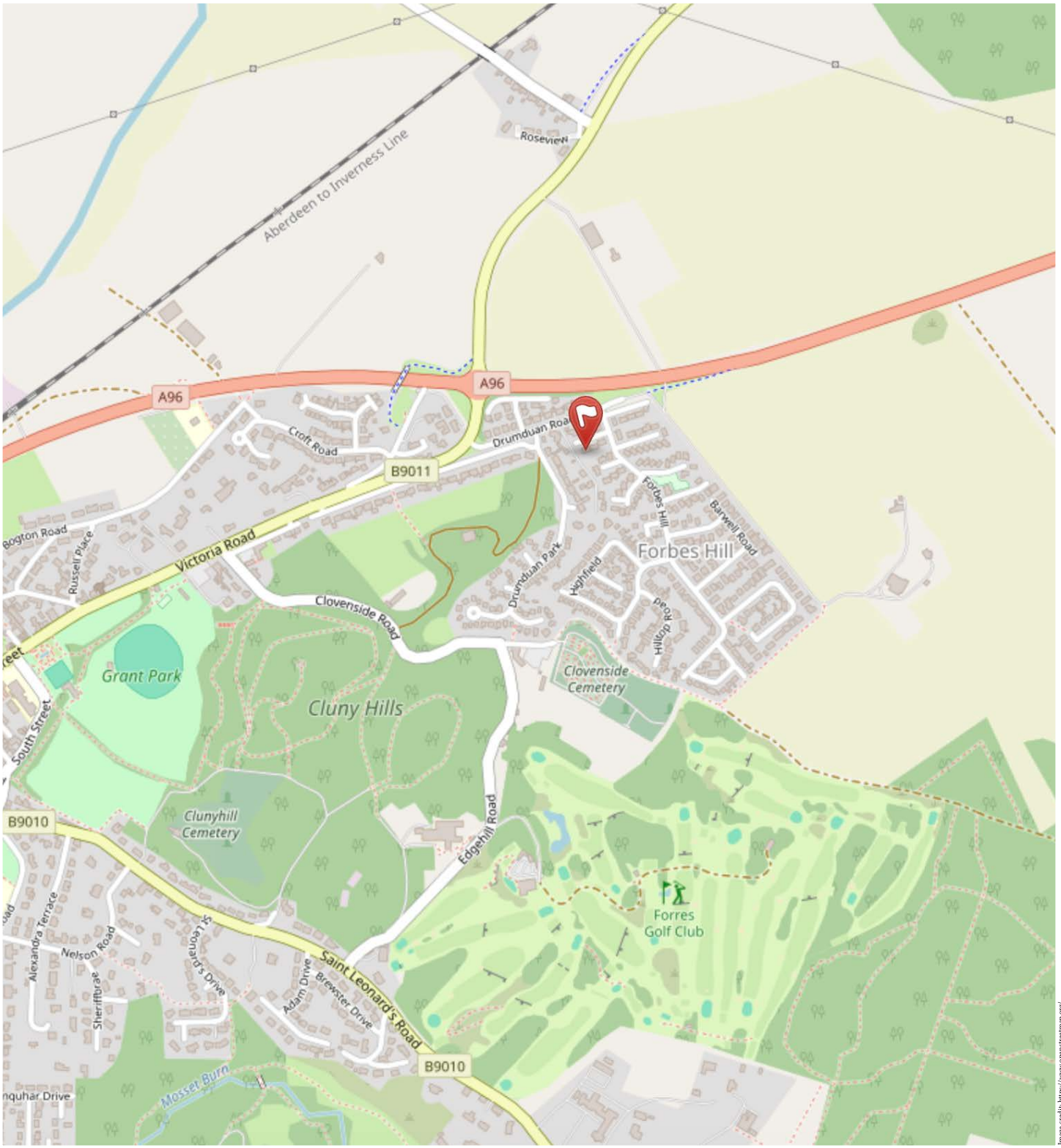


Image credit: https://www.openstreetmap.org/

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