

3 Scott Road

FORRES, MORAY, IV36 2PS



BEAUTIFULLY PRESENTED TWO BEDROOM
GROUND FLOOR APARTMENT WITH
WOODLAND OUTLOOK & PRIVATE PATIO



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A beautifully presented two-bedroom ground-floor apartment, enjoying a peaceful outlook towards Sanquhar Woodland and forming part of a modern development by Springfield Properties. Offering bright and comfortable accommodation, this attractive apartment provides the convenience of modern single-level living together with a private patio garden, useful external storage and two solar panels. The appliances also benefit from approximately eight months remaining on their two-year warranty, with further Springfield building warranty and insurance cover providing additional reassurance.

The spacious living room is a particularly appealing space, with patio doors opening directly onto the private patio garden and enjoying a lovely outlook towards Sanquhar Woodland. The patio provides an ideal spot to relax and enjoy the peaceful surroundings, while the woodland backdrop creates a wonderful sense of privacy and tranquillity. The adjoining modern kitchen is well equipped with a good range of fitted units, work surfaces and integrated appliances, including a washing machine and tumble dryer, providing a practical and attractive space for everyday living.









The generous principal bedroom benefits from a useful walk-in wardrobe and a well-appointed en-suite shower room. The second double bedroom offers excellent flexibility and could be used as a guest bedroom, home office or additional living space. A contemporary main bathroom completes the accommodation.



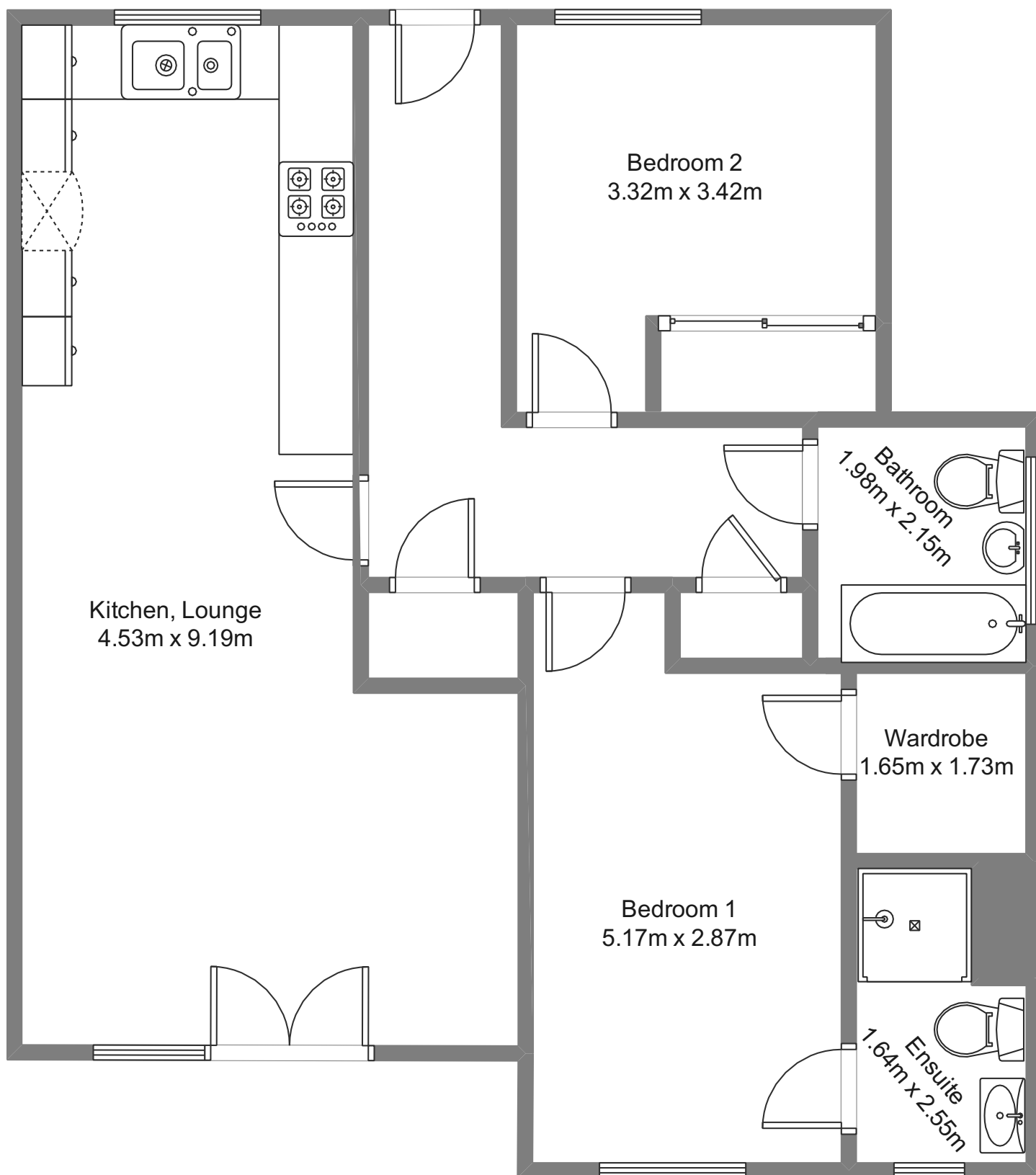




Bedroom 2







Gross internal floor area (m²): 86m²

EPC Rating: B



Outside, the private patio garden is accessed directly from the living room and provides an attractive outdoor space with a pleasant woodland outlook. There is also useful external storage, ideal for bicycles, gardening equipment and other outdoor essentials.

The apartment is conveniently situated within Forres, one of Moray's most popular towns, offering a good range of shops, supermarkets, cafés, restaurants, schools, healthcare and leisure facilities. Grant Park and the surrounding countryside are close by, while the Moray coastline and popular village of Findhorn are also within easy reach. Excellent road and rail connections provide convenient access to Elgin, Inverness and the wider Moray area.

This is an excellent opportunity to acquire a modern two-bedroom ground-floor apartment in an attractive and peaceful setting, combining contemporary accommodation, private outdoor space, a woodland outlook, two solar panels and the reassurance of remaining warranty and insurance cover. Early viewing is highly recommended.



Scott Road is situated within a modern residential development on the outskirts of Forres, enjoying a peaceful setting close to Sanquhar Woodland while remaining within easy reach of the town's excellent amenities. Forres is one of Moray's most popular towns and offers a wide range of shops, supermarkets, cafés, restaurants and everyday services, together with well-regarded schools, healthcare facilities and leisure opportunities. The town is particularly attractive to those who enjoy outdoor pursuits, with Grant Park, woodland walks and surrounding countryside all close at hand.

The beautiful Moray coastline is also within easy reach, with the popular coastal village of Findhorn just a short drive away. Here, residents can enjoy the sandy beach and extensive opportunities for walking and exploring the surrounding coastline. Forres is ideally positioned for access to the wider Moray area, with Elgin readily accessible and Inverness also within convenient travelling distance. The town benefits from excellent road and rail connections, making it a popular choice for commuters and those looking for easy access to the surrounding towns and cities. Combining a peaceful residential setting with convenient access to town amenities, countryside and the Moray coast, this is an appealing location for those seeking modern living in a well-established and highly regarded part of Forres.

The Location

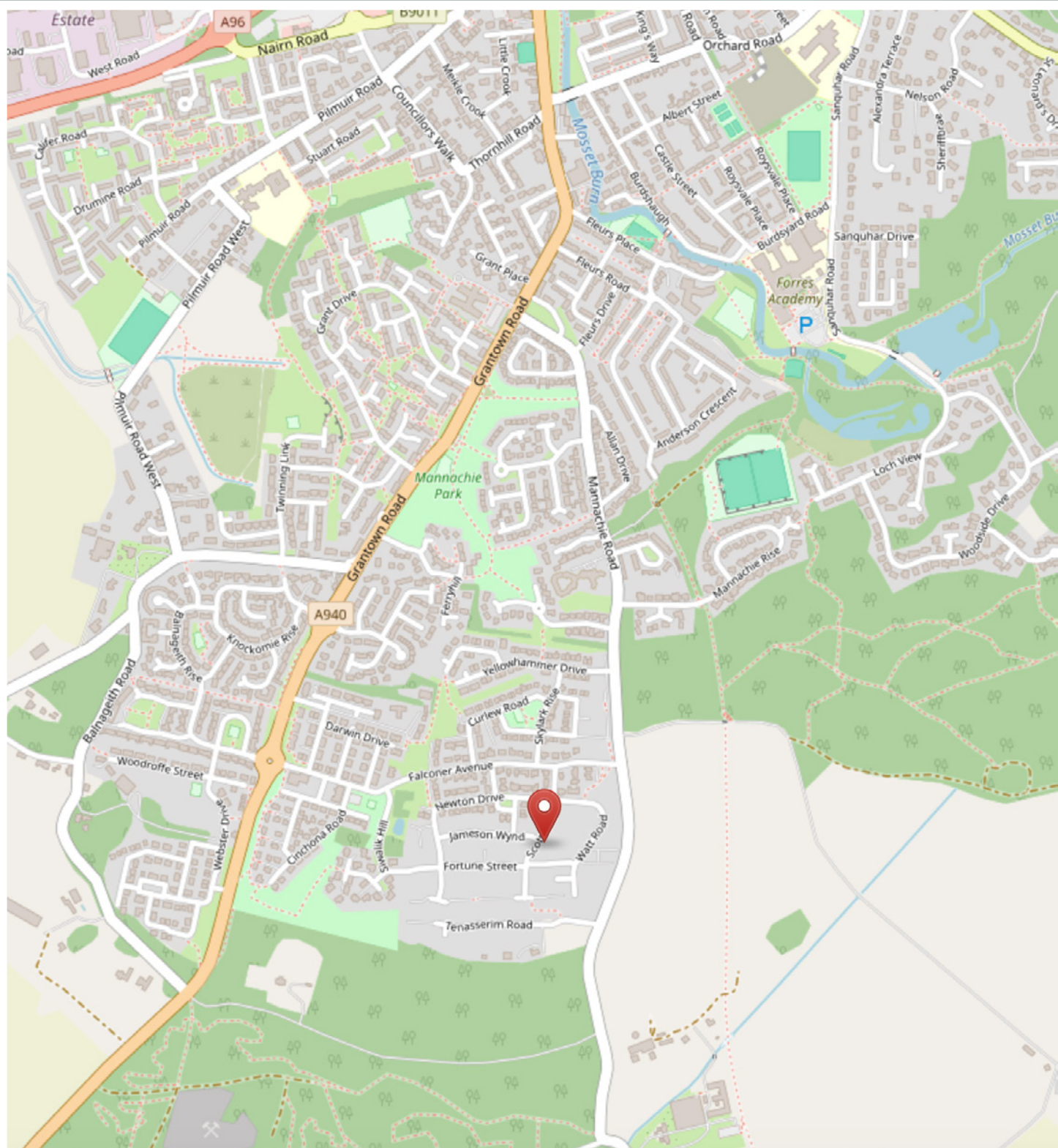


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THE SUNDAY TIMES
THE TIMES



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