

36 Newton Drive

FORRES, MORAYSHIRE, IV36 2PW



Immaculate two-bedroom ground-floor maisonette with private entrance, patio and parking in Forres



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36 Newton Drive, Forres, an immaculate two-bedroom ground-floor maisonette with a private entrance and patio. Situated in the highly sought-after Knockomie Braes development in Forres, this beautifully presented maisonette offers modern, low-maintenance living with the added benefit of a private front door, private patio area and allocated parking. Presented in excellent move-in condition, the property will appeal to a wide range of buyers, including first-time buyers, downsizers, professionals and buy-to-let investors seeking a stylish home in a popular residential area of Forres.

THE LOUNGE



Accessed via its own private entrance, the property offers a more house-like feel than a typical apartment. Inside, the accommodation is bright, spacious and thoughtfully designed for modern living. The main living space is a generous open-plan lounge and kitchen, creating a bright and sociable area ideal for everyday living and entertaining. The lounge benefits from direct access to a private rear patio, perfect for outdoor seating and relaxing.

THE KITCHEN



a generous open-plan lounge and kitchen,
creating a bright and sociable area





There are two well-proportioned double bedrooms, including a superb primary bedroom with a modern en-suite shower room and a large walk-in wardrobe, providing excellent storage space. A modern family bathroom with a three-piece suite serves the second bedroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2



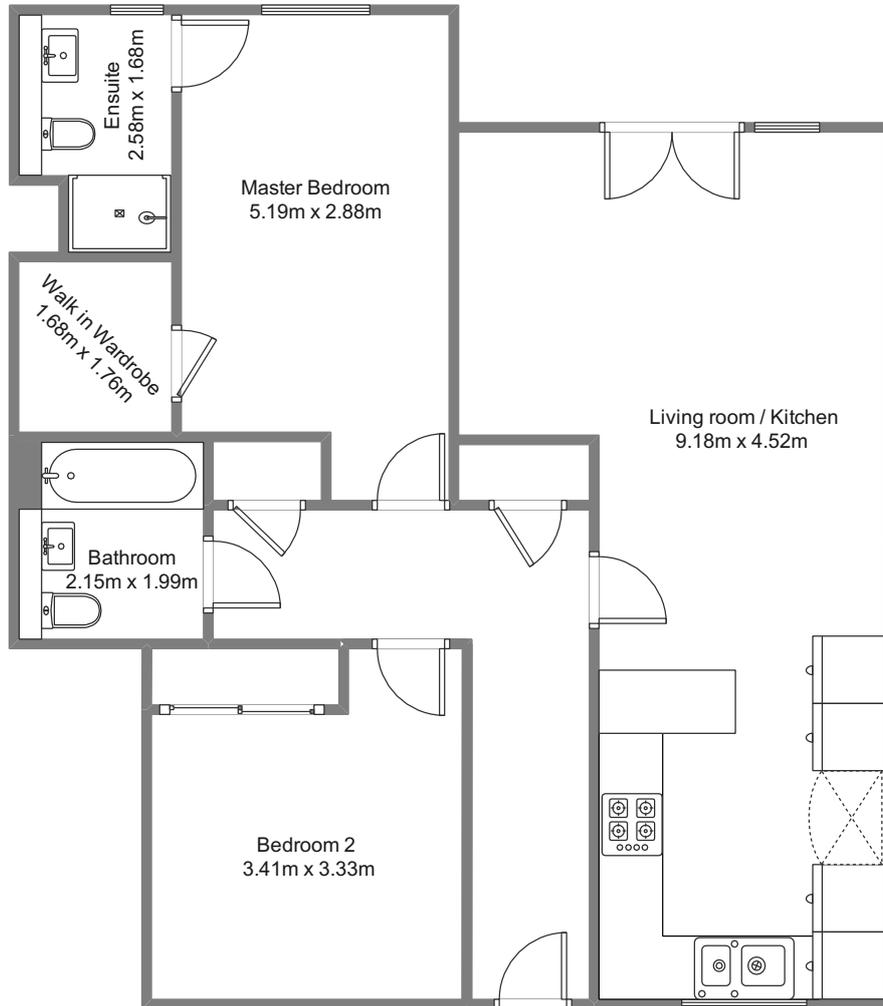
Externally, the property benefits from an allocated parking space and is set within a well-maintained modern development in a quiet and desirable location, within easy reach of local amenities, transport links and countryside walks.

Properties within Knockomie Braes are highly popular due to their modern build quality, peaceful surroundings and convenient access to the centre of Forres, making this an excellent opportunity to purchase a turnkey home in one of Moray's most desirable towns.

EXTERNALS

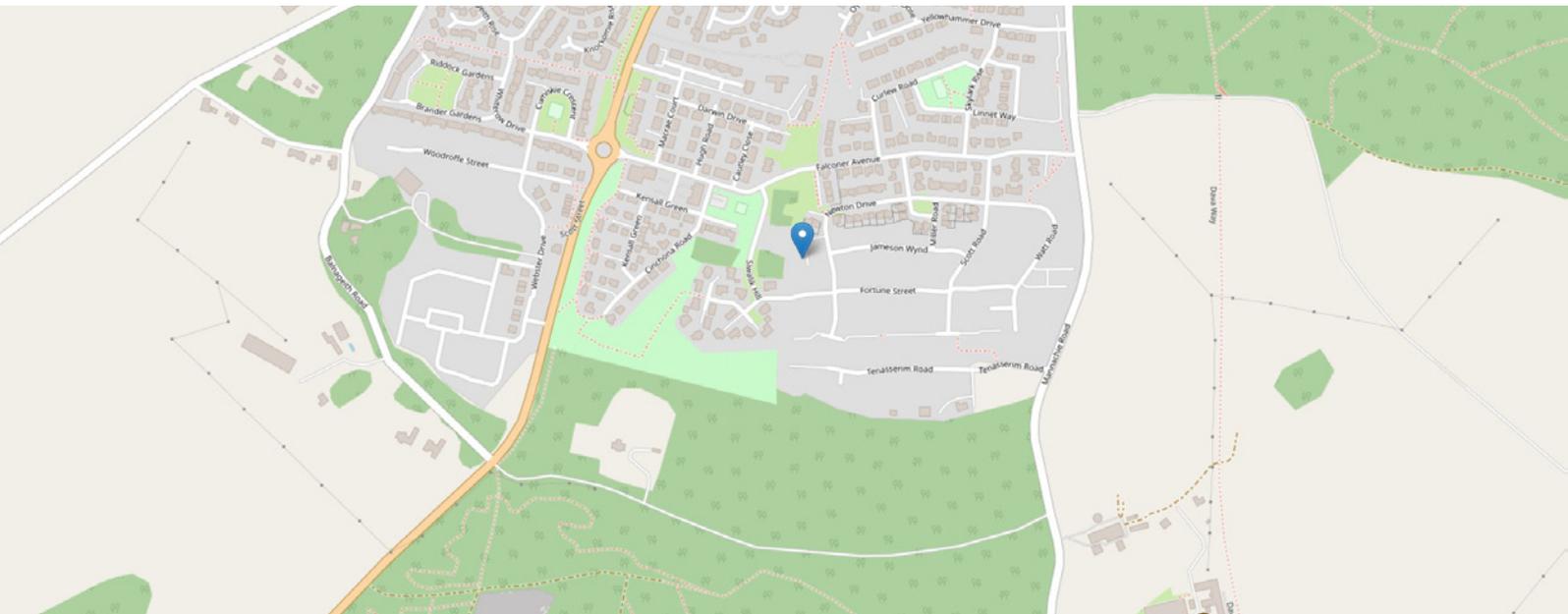


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 91m² | EPC Rating: A



THE LOCATION

The charming town of Forres, set along the stunning Moray coast, lies approximately 25 miles east of Inverness on the A96 trunk road, which also connects to Aberdeen. With a population of around 12,000, Forres offers a welcoming community, a rich history, and an excellent range of local amenities. Residents can enjoy shops, cafés, pubs, restaurants, and supermarkets, making everyday living convenient and enjoyable. For education, both Applegrove Primary School and Forres Academy are within walking distance from the property, making this an ideal location for families of all ages.





Transport links are excellent. Forres features a modernised railway station with regular services to Inverness, Elgin, and Aberdeen. The recently added Inverness Airport station at Dalcross provides a quick 21-minute journey to the airport.

The wider Moray area is renowned for its breathtaking landscapes, historic sites, and cultural heritage. Forres itself, a multiple Britain in Bloom winner, even features in Shakespeare's Macbeth. Whisky enthusiasts will appreciate the 51 distilleries across Moray, including Forres' own Benromach and Dallas Dhu, both part of the famous Scottish Whisky Trail. Outdoor enthusiasts will enjoy the nearby Cairngorm Mountains, just an hour to the south, which offer mountain biking, hiking, skiing, and snowboarding. Golfers can play at Forres' challenging course or visit the world-renowned links at Nairn and Castle Stuart. Inverness Airport, only 20 miles away, provides excellent connections to numerous UK and international destinations.

This property offers the perfect combination of tranquillity, convenience, and access to some of Scotland's finest landscapes, heritage, and leisure opportunities.



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