

91 High Street, Forres, IV36 1AA

T 01309 673836

E forres@clunys.co.uk

W www.clunys.co.uk

## 77 Knockomie Rise, Forres IV36 2HE



Nestled in a quiet, central location, this nicely presented four bedroom detached home offers the perfect blend of comfort and convenience. With local amenities, shops, and excellent transport links all within easy reach, it provides an ideal base for modern family living.

DETACHED HOUSE  
FOUR BEDROOMS  
FREEHOLD  
NICELY PRESENTED  
PHOTO-VOLTAIC SOLAR PANELS  
PRIVATELY ENCLOSED GARDENS  
GAS CENTRAL HEATING  
TIMBER DOUBLE GLAZING  
GARAGE  
PAVED DRIVEWAY  
COUNCIL TAX BAND E  
EPC RATING B

Offers Over  
£285,000

Nicely presented and set within a much sought after residential area, this four bedroom detached home with integral garage combines generous proportions with a thoughtful layout to create an inviting atmosphere ideal for modern living. Conveniently positioned close to local amenities and excellent transport links, it offers both comfort and practicality

This impressive and spacious property is further enhanced by timber double glazing and gas central heating, creating a warm environment throughout. The bright and airy open plan lounge/kitchen/diner enjoys windows to both the front and rear allowing natural light to stream in, offering an inviting space to relax or entertain.

The modern, fully fitted kitchen showcases sleek base units alongside an integrated oven, hob, and cooker hood, blending contemporary style with everyday practicality. Just beyond the kitchen, a spacious dining area comfortably accommodates a family-sized table and is centred around a charming wood-burning stove that adds warmth and character. French doors open directly onto the garden, creating an inviting connection between indoor and outdoor living.

A dedicated utility room provides additional laundry and storage space, while a convenient downstairs W.C. adds further functionality to the ground floor layout.

Each of the four generously proportioned double bedrooms on the first floor offer excellent versatility and comfort. Two of the bedrooms benefit from built-in double wardrobes providing ample storage. The primary bedroom further benefits from its own en-suite shower room, providing an added level of convenience and privacy.

A further stylish bathroom serves the home, showcasing a three-piece suite, with a shower over the bath bringing together functionality and modern flair.

Outside, the property enjoys enclosed gardens to the front, side and rear that offer both privacy and versatility, enhanced by well-established planted beds and a variety of mature trees and shrubs. The rear garden is bounded by a timber fence and predominantly laid to lawn, featuring a welcoming raised decking area, an ideal spot for outdoor dining, entertaining, or simply relaxing in the sunshine.

To the front, a large block paved driveway provides generous off-street parking and leads to the integral garage, adding valuable convenience for modern living. A small shed to the side offers practical storage.

Boasting generous and versatile accommodation throughout this home presents an ideal opportunity for those seeking space and comfort.

Viewing is highly recommended to fully appreciate the bright and attractive décor on offer.







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## GROUND FLOOR:-

Lounge:	3.59m x 3.68m (11'9" x 12'1")
Kitchen/Diner:	6.84m x 2.96m (22'5" x 9'9")
Utility Room:	2.92m x 1.54m (9'7" x 5'1")
W.C:-	2.86m x 0.99m (6'1" x 3'3")

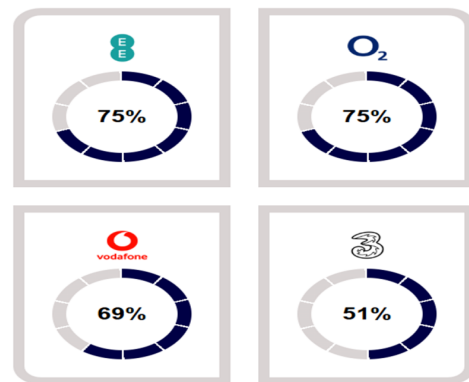
## FIRST FLOOR:-

Bedroom One:	2.99m x 4.79m (9'10" x 15'9")
En-suite Shower Room:	3.01m x 1.91m (9'11" x 6'3")
Bedroom Two:	2.29m x 2.99m (7'6" x 9'10")
Bedroom Three:	3.66m x 2.96m (12'0" x 9'9")
Bedroom Four:	3.01m x 3.01m (9'11" x 9'11")
Bathroom:	1.80m x 2.55m (5'11" x 8'4")
Garage:	3.00m x 4.98m (9'10" x 16'4")

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	15 Mbps	1 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	1800 Mbps	220 Mbps	✓

Networks in your area - [Openreach](#)  
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.