

Cherrybank Cottage, Balnageith, Forres, IV36 2SG



This delightful two-bedroom detached house is set in an idyllic semi-rural location on the outskirts of the vibrant town of Forres offering the perfect blend of peaceful countryside living and convenient access to local amenities.

DETACHED HOUSE

TWO BEDROOMS

FREEHOLD

IDYLLIC SEMI-RURAL LOCATION

PRIVATELY ENCLOSED GARDENS

OIL CENTRAL HEATING

UPVC DOUBLE GLAZING

CARPORT

DRIVEWAY

COUNCIL TAX BAND E

EPC RATING C

F408

Offers Over
£220,000

This beautifully presented two-bedroom detached home enjoys a peaceful semi-rural setting on the outskirts of the picturesque town of Forres. With tranquil woodland nearby and scenic riverside walks just moments away, it offers an ideal retreat for anyone seeking a quieter pace of life. Despite, it's serene location the property is conveniently situated within a short walk of local amenities, including a dentist, Co-op, and a welcoming café, ensuring everyday essentials are always close at hand.

Inside, the property offers generous, well-proportioned accommodation throughout, complimented by UPVC double glazing, oil-fired central heating and underfloor heating. The bright and spacious lounge provides an instantly welcoming atmosphere, while the well-designed kitchen/diner is fitted with a range of wall and base units, along with an integrated oven, hob, and extractor fan. From here, patio doors open into a beautifully appointed sun room, where natural light floods the space to create a warm and inviting place to relax. A separate utility room adds further convenience, offering valuable additional storage and space for laundry appliances. The attic benefits from three windows and may be suitable for conversion, subject to the necessary consents, offering excellent potential for future development. New neutral tone carpets have also been fitted throughout, providing a fresh and modern finish to the interior.

Both double bedrooms are generously sized and benefit from built-in double wardrobes providing excellent storage, while the tastefully presented family bathroom includes a three-piece suite and a walk-in shower cubicle.

Externally, the home sits within privately enclosed front and rear gardens laid to slabs and gravel for ease of maintenance, enhanced by mature shrubs and trees. A driveway, large solid construction shed and potting shed further add to the property's appeal.





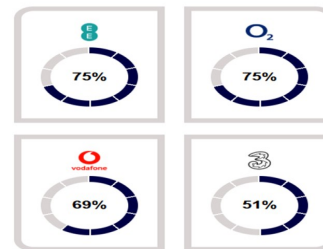
- Lounge: 4.69m x 3.89m (15'5" x 12'9")
- Kitchen/Diner: 3.29m x 4.77m (10'10" x 15'8")
- Utility Room: 1.72m x 1.90m (5'8" x 6'3")
- Sun Room: 2.55m x 2.89m (8'4" x 9'6")
- Bedroom 1: 4.21m x 3.10m (13'10" x 10'2")
- Bedroom 2: 2.91m x 3.61m (9'7" x 11'10")
- Bathroom: 2.11m x 2.46m (6'11" x 8'1")

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	11 Mbps	1 Mbps	✓
Superfast	--	--	✗
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.

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.



Performance scores should be considered as a guide since there can be local variations.



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.

