

CLUNY ESTATE AGENTS

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FRASER'S COTTAGE, BANK LANE, FORRES, IV36 1NU



This charming, traditional three bedroom semi-detached house is beautifully presented throughout and enjoys a quiet yet central location in the picturesque town of Forres, just a short walk from local shops, cafés, and other amenities.

SEMI-DETACHED TRADITIONAL HOUSE
THREE BEDROOMS
QUIET, CENTRAL LOCATION
FREEHOLD
IMMACULATELY PRESENTED
PRIVATELY ENCLOSED GARDENS
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
TIMBER & PLASTIC SHEDS
GREENHOUSE
CONSERVATORY
COUNCIL TAX BAND D
EPC RATING D

Offers Over
£200,000

F420

This beautifully presented three bedroom traditional semi-detached home offers an exceptional blend of character, comfort, and convenience.

Dating back to the 1800s, the property originally served as a school for girls before later being converted into a hall, with Fraser's Cottage acting as the hall keeper's residence at the time. In the 1900s, it was further transformed into two semi-detached homes.

Situated in a peaceful setting yet only moments from the excellent amenities of the picturesque town of Forres, it provides an ideal home for couples, families, or anyone seeking a welcoming retreat close to town.

The interior is bright and inviting, having been thoughtfully maintained and tastefully decorated throughout. The spacious lounge/diner forms the heart of the home, featuring an attractive open fire which creates a warm and cosy focal point for everyday living, whilst the dining area is well proportioned and ideally positioned to accommodate a fully sized table, making it a perfect setting for family meals or entertaining guests, with ample natural light further enhancing the welcoming atmosphere.

The modern, well-appointed fully fitted kitchen offers a generous range of wall and base mounted units, enhanced by a breakfast bar/island providing both a practical work surface and a convenient space for informal dining.

A particular highlight of the home is the large conservatory, offering a versatile and relaxing space with pleasant views over the garden. The property further benefits from three comfortable bedrooms, two doubles and one single, providing flexible accommodation to suit a range of needs. Completing the accommodation is a stylish, contemporary family bathroom, equipped with a modern three-piece suite and a shower over the bath, combining practicality with comfort.

Access to the loft is available via a loft ladder, offering additional storage space.

Externally, the property benefits from a private walled garden, predominantly laid to lawn and offset with attractive slabbed and gravelled areas adding character to the outdoor space. Further features include two garden sheds (one timber, one plastic) and a greenhouse, offering excellent storage and ideal facilities for gardening enthusiasts.

Although there is no designated parking on site, the seller has advised that there is an informal arrangement allowing parking on a neighbouring driveway, which is expected to continue for the new owners. Additionally, there is a free public car park located just a few seconds walk from the property.

Generous, versatile, and full of charm, this delightful property presents an excellent opportunity to acquire a spacious and characterful home in a highly desirable location. Viewing is highly recommended to fully appreciate the bright décor, generous proportions, and inviting atmosphere on offer.





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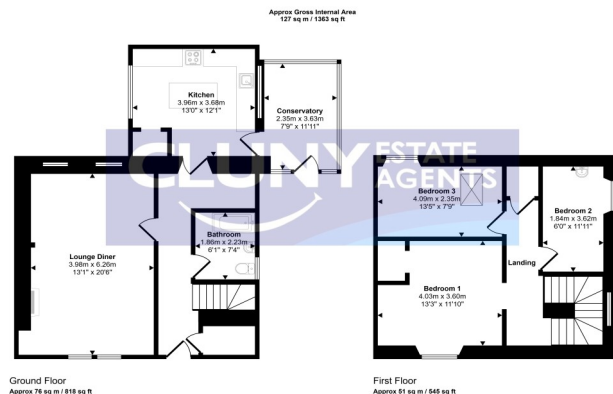
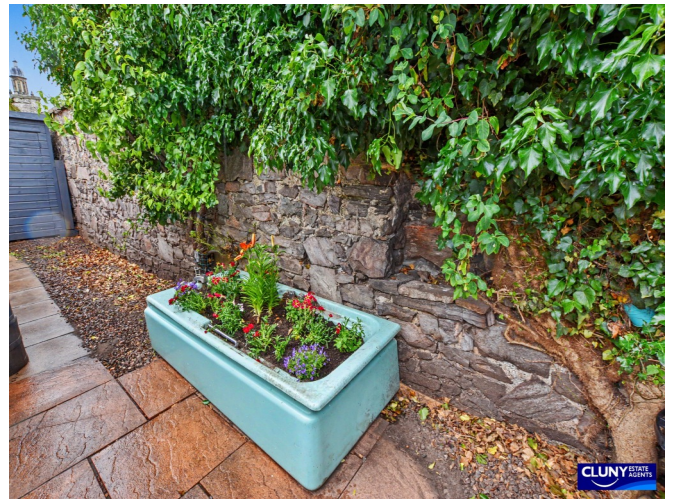




If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01309 673836



Lounge/Diner: 3.98m x 6.26m (13'1" x 20'6")
 Kitchen: 3.96m x 3.68m (13'0" x 12'1")
 Conservatory 2.35m x 3.63m (7'9" x 11'11")
 Bedroom One: 4.03m x 3.60m (13'3" x 11'10")
 Bedroom Two: 1.84m x 3.62m (6'0" x 11'11")
 Bedroom Three: 4.09m x 2.35m (13'5" x 7'9")
 Bathroom: 1.86m x 2.23m (6'1" x 7'4")



This description is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not have the real items. Made with Makefloor 2021

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.

