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31 Birkenhillock Road, Forres, IV36 1FH



Situated in a quiet and highly sought-after residential area, this attractive three-bedroom detached home offers the perfect balance of peaceful living and everyday convenience. The property is ideally located within easy reach of local amenities, shops, schools and transport links, enjoying a convenient setting while retaining a sense of privacy and tranquillity.

DETACHED HOUSE
THREE BEDROOMS
FREEHOLD
IMMACULATELY PRESENTED
PRIVATELY ENCLOSED WELL MAINTAINED
GARDENS
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
DRIVEWAY
TIMBER SHED WITH POWER & LIGHTING
COUNCIL TAX BAND D
EPC RATING C

Offers Over
£250,000

This beautifully maintained three-bedroom detached home is situated in a highly sought-after area of town, enjoying a peaceful setting with scenic walks through the nearby Grant Park leading directly into the town centre.

Offering spacious and well-appointed accommodation throughout, the property has been finished to a high standard, creating a warm and welcoming, stylish home thoughtfully designed for modern living.

The bright and spacious open-plan lounge/dining room is a standout feature of the property, with large windows allowing an abundance of natural light to flood the space. The dining area also benefits from patio doors leading directly to the garden, creating an ideal setting for both everyday living and more formal entertaining.

The modern fitted kitchen/diner is well appointed with a comprehensive range of wall and base-mounted units, complemented by integrated appliances including, two full sized ovens, hob and cooker hood, seamlessly combining practicality with contemporary style.

The dining area also benefits from patio doors opening onto and overlooking the rear garden.

There are three generously proportioned double bedrooms, all offering excellent space and versatility. The principal bedroom further benefits from a stylish en-suite shower room fitted with a walk-in corner shower cubicle.

Completing the accommodation is a modern family bathroom, finished to a high standard.

Further benefits include UPVC double glazing and gas central heating, ensuring comfort and energy efficiency throughout the year.

Externally, the property enjoys attractive and well-maintained garden grounds, mainly laid to lawn offset with colourful flower beds. The delightful gardens provide an ideal space for outdoor relaxation or socialising. A private driveway offers ample off-street parking.

The property enjoys splendid uninterrupted views over surrounding farmland.

Set within a peaceful and much sought-after residential neighbourhood, this attractive property presents an excellent opportunity for a range of purchasers. An internal viewing is highly recommended to fully appreciate its appealing location, well-proportioned accommodation and inviting atmosphere.













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

Lounge:	3.58m x 5.70m
Dining Room:	2.45m x 4.79m
Kitchen/Diner:	3.62m x 5.63m
Bedroom One:	3.54m x 4.25m
En-Suite Shower Room:	1.70m x 1.55m
Bedroom Two:	3.60m x 2.97m
Bedroom Three:	2.47m x 3.11m
Bathroom:	1.68m x 2.20m



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.