

1 Longview, 124 High Street, Forres, IV36 1NP



This beautifully presented Townhouse which is the larger of two lovely family homes making up the conversion of a stone built former hotel and located over three storey's is situated in an ideal location on Forres High Street giving direct access to shops, restaurants, parks and outdoor activities. The property is ideal for a family or individuals looking to work from home or retirement. Forres also offers excellent Primary and Secondary schooling in a safe and secure environment.

THREE STOREY TOWN HOUSE

CENTRAL LOCATION

IMMACULATELY PRESENTED

FOUR BEDROOMS

VIRTUAL TOURS AVAILABLE BY APPOINTMENT

SEATING AREA & PARKING BAY

LISTED BUILDING

EXCELLENT CONDITION

STUNNING VIEWS

GAS CENTRAL HEATING

UPVC & TIMBER SINGLE/DOUBLE GLAZING

COUNCIL TAX BAND E

EPC RATING E

Offers Over
£330,000

This stunning, traditional four bed roomed, three storey, beautifully presented Town House which is the larger of two lovely family homes making up the conversion of a stone built former hotel has been tastefully and lovingly renovated providing a unique opportunity to purchase a truly exquisite property located in the centre of the popular historic Market Town of Forres, offering a wide range of restaurants, cafes, Benromach Distillery, numerous scenic walks, parks, cycle paths and outdoor activities together with the coastal seaside towns of Findhorn and Nairn. The property is ideal for a family or individuals looking to work or for retirement. The Highland capital of Inverness is located within a short distance together with Inverness Airport which offers both domestic and European flights.

The extremely well proportioned and generously sized property benefits from UPVC and Timber/Double Single Glazing and Gas Central Heating. The good sized accommodation which is accessed through a gated entrance off Forres High Street comprises:- **FIRST FLOOR**:-open plan Sitting Room/Kitchen/Breakfast Room, Dining Room, two piece W.C. suite; **SECOND FLOOR**:- Two Double Bedrooms, Family Room/Bedroom Four, en-suite Shower Room and separate three piece Shower Room suite; **THIRD FLOOR**; Utility Room, Principal Bedroom and Family Bathroom.



In immaculate condition throughout, this bespoke home retains many of its original period features, including generously, well proportioned rooms, high ceilings with ornate frieze and ceiling roses, intricate cornicing, hardwood fittings and original ornate marble and wood fireplaces providing beautiful focal points to the rooms.

The accommodation has a lovely shared entrance lobby with a feature entrance turret incorporating a stone staircase. The first floor front door opens to a welcoming reception hall where there is under stair storage and part-panelled cloakroom. The spacious study currently used as a Dining Room has two full height picture windows providing stunning views over the town. The large first floor Sitting Room has a full height bay window with beautiful views and a feature fireplace with wooden overmantle and log effect gas fire stove. There is a large, generous Kitchen/Breakfast Room with feature bespoke wall and base units, a Belfast Sink and a Range Cooker.

A lovely oak staircase rises from the reception hall to a large second floor landing leading to a spacious Lounge with full height bay window to the front with a feature marble fireplace with coal effect gas fire. The room is also suitable as an additional bedroom. There is also a further spacious guest room with en-suite Shower Room, one further Double Bedroom and Family Shower Room.

The Master Bedroom Suite is located on the third floor with French Doors opening to a private Juliet Balcony. There is also a large private en-suite Bathroom. The Laundry Room is also located on this floor.

There is also a 69ft cellar, currently used for storage. The loft space is boarded and insulated.

Vehicle access is to the rear of the property over a gravelled area providing private parking for several cars. There is also a small maintenance free courtyard style garden and raised terrace area, ideal for entertaining.

An internal viewing is highly recommended to appreciate the stunning décor and attractive spacious accommodation on offer together with the spectacular views provided.



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

FIRST FLOOR

- Sitting Room: 6.93m x 4.83m (22'9" x 15'10")
- Kitchen/Breakfast Room: 4.69m x 4.13m (15'5" x 13'7")
- Dining Room: 5.10m x 3.57m (16'9" x 11'9")
- Two piece W.C. Suite: 2.84m x 1.30m (9'4" x 4'3")

SECOND FLOOR

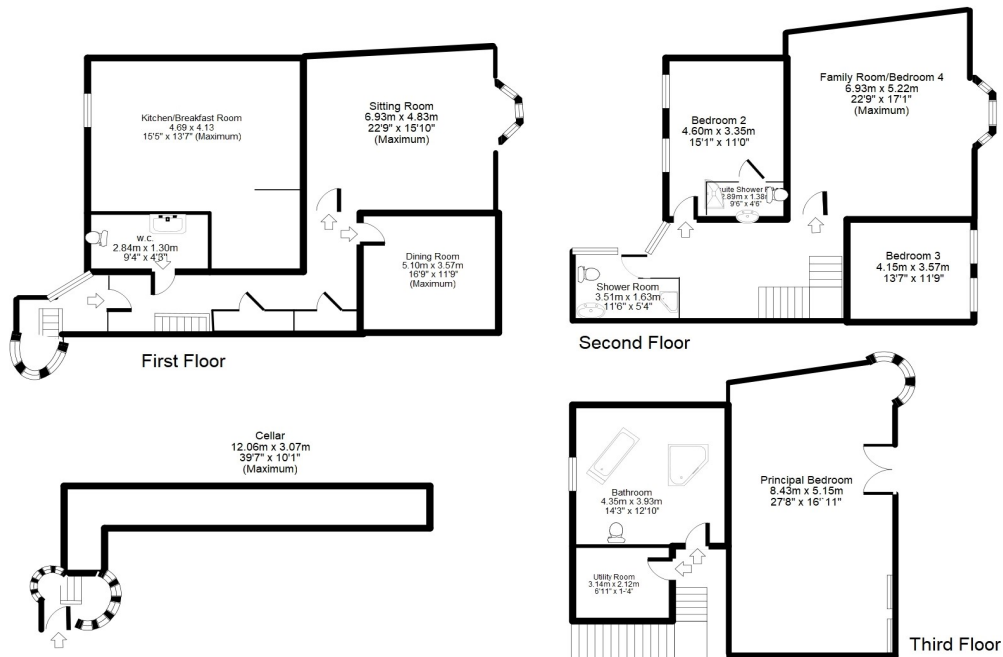
- Bedroom 2: 4.60m x 3.35m (15'1" x 11'0")
- Bedroom 3: 4.15m x 3.57m (13'7" x 11'9")
- Family Room/Bedroom 4: 6.93m x 5.22m (22'9" x 17'1")
- En-suite three piece Shower Room Suite: 3.51m x 1.63m (11'6" x 5'4")
- Three piece Shower Room Suite: 2.89m x 1.38m (9'6" x 4'6")

THIRD FLOOR

- Principal Bedroom: 8.43m x 5.15m (27'8" x 16'11")
- Utility Room: 3.14m x 2.12m (10'4" x 6'11")
- Family Bathroom: 4.35m x 3.93m (14'3" x 12'10")

Cellar: 12.06m x 3.07m (12'6" x 3'7")

Gross internal area 283 m2 or thereby



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

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.