



Balnageith Rise, Forres, IV36 2HF

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31 Balnakeith Rise offers a spacious layout across two floors, with three double bedrooms, a bright conservatory, generous living space and private gardens front and back. The home also benefits from an integral garage, driveway and a peaceful setting within an established residential area of Forres, close to local amenities and transport links. It's a great fit for families, couples or anyone looking for a comfortable home with a great mix of inside and outside space.

A concrete ramp leads to the front door, which opens into a central hallway connecting the downstairs rooms. The main reception area stretches the full depth of the property, creating a spacious lounge and dining room combined. Light grey carpet runs underfoot with soft neutral tones to the walls and white-painted trims throughout. A large window to the front provides a pleasant outlook while French doors at the rear open directly into the conservatory, allowing light to pour through the space and offering flexibility for furniture layout.

The conservatory itself is a fantastic addition, large, bright and surrounded by garden views. Cream floor tiles and uPVC framing combine with the polycarbonate roof to ensure this space is both practical and pleasant all year round. Double doors open directly to the garden, making this a wonderful area for relaxing, entertaining or simply enjoying the natural light.

Back inside, the kitchen offers a smart design with light wood-coloured cabinetry and sleek black acrylic worktops. The splashback tiling in glossy black adds contrast to the light grey painted walls. Integrated appliances include an oven, hob and extractor, with a stainless steel sink and space for a dishwasher. A small breakfast bar sits above a wall-mounted radiator, offering a useful spot for quick meals or a morning coffee.

Off the kitchen is a dedicated utility room fitted with additional cupboards and a stainless steel sink. There's also plumbing and space for a washing machine. Beyond this, a cloakroom WC adds everyday convenience with a white toilet and basin set against light grey walls, perfect for busy family life or when guests visit.

Upstairs, the landing connects to three generous bedrooms and the family bathroom. The main bedroom is a large, airy double room with twin Velux-style roof windows bringing in plenty of natural light. The soft grey walls and matching carpet create a relaxing tone, while a full-width built-in wardrobe with mirrored sliding doors ensures excellent storage.

The second bedroom is another comfortable double with light décor, cream carpet and a radiator positioned beneath the window. A built-in wardrobe provides useful storage space without compromising the floor area.

The third bedroom stands out with bold pink walls and a dark blue carpet. This room includes a smaller mirrored wardrobe, a dormer window to the rear and a radiator below. Its cheerful palette could easily be refreshed to suit a wide range of tastes or uses.

The family bathroom is bright and fresh, finished with crisp white tiling to the lower walls and a distinctive sea green shade above. A mixer shower with screen is positioned above the bath while a mirror sits neatly above the basin. There's a chrome ladder-style radiator for towels and warmth, grey laminate flooring and a Velux-style window for natural light and ventilation.

Outside, the gardens surround the home on three sides. The front is laid to lawn with a block-paved driveway leading to the integral garage, while a concrete ramp ensures easy access to the front door. To the rear, a raised timber deck outside the conservatory makes the ideal spot for morning coffee, while further back, a large paved patio sits beneath a leafy pergola, making it perfect for al fresco dining or evening drinks. There's another patio area to the side and a timber shed in one corner. The garden is interspersed with lawn, mature shrubs with tall timber fencing surrounding for privacy.

The property benefits from gas central heating powered by a boiler housed in the garage, with water-filled radiators throughout the home. Windows are timber-framed with double glazing and uPVC gutters and downpipes are in place externally for easy maintenance.

Spacious, practical and full of potential, this well-kept home is ideal for growing families, downsizers or buyers seeking a peaceful spot in Forres with great outdoor space. Contact Hamish Homes today to arrange your private viewing and explore all it has to offer.

About Forres

Forres, a historic town in Moray, is known for its picturesque setting, rich heritage and welcoming community. Located on the banks of the River Findhorn, Forres boasts beautiful green spaces, such as Grant Park, and is celebrated for its floral displays, earning recognition in nationwide competitions. With its ancient high street and unique landmarks, including the Sueno's Stone and the Nelson's Tower, Forres offers a charming blend of history and culture.

Residents enjoy convenient access to essential amenities, including shops, supermarkets, healthcare facilities, cafes and restaurants. For families, Forres provides excellent educational opportunities, with well-regarded primary schools and Forres Academy serving the secondary level. The town also has leisure facilities like the swimming pool and fitness centre, ensuring a balanced, active lifestyle.

Forres benefits from strong transport links, with a railway station offering regular services to Inverness and Aberdeen, while the nearby A96 road provides easy access to the region's larger towns and cities. This makes commuting straightforward and allows residents to take advantage of more extensive shopping, dining and entertainment options in Inverness or Elain.





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