



Knockomie Gardens, Forres, IV36 2TN

Offers Over £275,000

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PROPERTY PROFESSIONALS



- Master Bedroom With En-Suite Shower Room
- Spacious Lounge With Large Bay Window
- Large Kitchen With Integrated Appliances
- Double Glazed Timber Framed Windows
- Driveway Parking And Integral Single Garage
- Convenient Ground Floor Toilet
- Dining Room With Patio Doors To Garden
- Utility Room With Extra Sink And Storage
- Gas Central Heating System
- Quiet Cul-De-Sac In Knockomie Development

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Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



This generous four bedroom detached home is located within a popular development on the edge of Forres. With an integral garage, garden space to front and rear and bright rooms throughout, the property is perfect for modern family life.

The entrance vestibule leads through to a wide hallway, where clean white walls and timber internal finishes are paired with a light wood-effect laminate flooring. A radiator is positioned by the door while the timber staircase to the right rises neatly to the first floor.

The living room is a large, bright space with the same flooring continuing underfoot from the hallway. A deep bay window looks out to the front of the home, drawing in natural light, while the decor features white and light grey painted walls. Given its size there's plenty of room for large sofas, media units and occasional furniture. To keep the space warm year round there's a radiator located near the door.

An open doorway leads directly into the dining room, which is decorated in matching tones and provides plenty of space for a family dining table and chairs. Timber-framed patio doors open directly to the rear garden, making this a great space for social gatherings and family meals. A glazed timber panel door to the side connects through to the kitchen.

The kitchen is generously sized, with wooden cabinets, black acrylic worktops and dark grey splashback tiling. A stainless steel sink sits below the window and integrated appliances include a built-in oven, gas hob and extractor hood. There is under-counter space for a washing machine and dishwasher. The flooring is finished in a light grey tone while ceiling spotlights provide bright overhead lighting.

Just off the kitchen is the utility room, with matching units and worktop, an additional sink and space for laundry appliances or an under-counter fridge or freezer. The same grey flooring and tiling as the kitchen continue with the gas boiler located here too. A radiator is positioned on the wall while a door gives internal access to the integral garage.

Off the hallway is the ground floor WC, which contains a white toilet and wall-mounted wash hand basin. The decor is clean and white, with a chrome ladder-style radiator and light grey flooring.

Upstairs, the first-floor landing connects to all four bedrooms and the family bathroom. The main bedroom is a large double room with a dormer window, light coloured carpet and clean neutral painted walls.

There's plenty of space for a large bed and freestanding furniture. A built-in wardrobe with sliding mirrored doors provides excellent storage. The en-suite shower room is bright and spacious, with a white toilet, wash basin and shower enclosure with mixer shower. Walls are part-tiled in white with matching white painted finishes above. A large frosted window brings in natural light.

A second double bedroom features a front-facing window with radiator below, light coloured carpet and a neutral painted finish. A small built-in storage cupboard with timber door offers useful additional storage space.

A third bedroom is another double, with a window to the rear, radiator beneath and a built-in wardrobe with two mirrored sliding doors. The room is neutrally decorated and comfortably sized for use as a bedroom, home office or hobby room.

The fourth bedroom is also a good-sized double, with the same light carpet and clean wall finishes, a window with radiator beneath and a built-in mirrored wardrobe providing storage across one wall.

The family bathroom contains a three-piece suite including a white toilet, basin and a bath with mixer shower above. White tiling is used throughout, with a band of decorative mosaic tiles adding a splash of colour. A Velux style rooflight provides natural light to the space.

Externally, the home has garden areas to the front and rear. A lawn and paved section sit at the front, with gravel providing a driveway surface and parking space in front of the integral garage. The garage is accessed via a metal up-and-over door from the driveway or internally through the utility room. It offers additional storage, workshop space or vehicle parking. A paved pathway runs down the side of the house, linking front and back. The rear garden is enclosed by tall timber fencing and features a generous lawn with a paved patio area to the side, ideal for outdoor seating or al fresco dining. The rear garden is accessible directly from the dining room through the glazed patio doors.

This well-maintained property presents an excellent opportunity for buyers seeking a family home in a desirable residential area of Forres. Homes like this don't stay on the market long so contact Hamish Homes right away to arrange your own private viewing.

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 Elgin.

With its combination of natural beauty, historical charm and good connectivity, Forres is an appealing choice for those looking to buy a property in a vibrant Moray community.





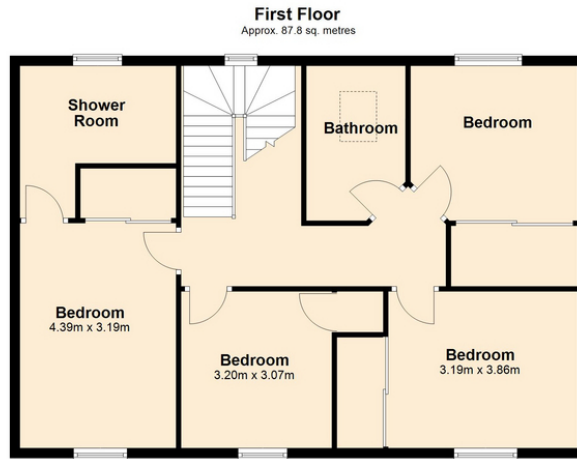
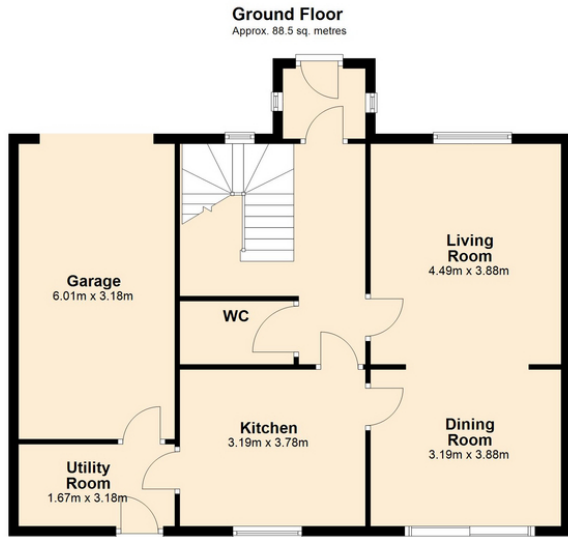
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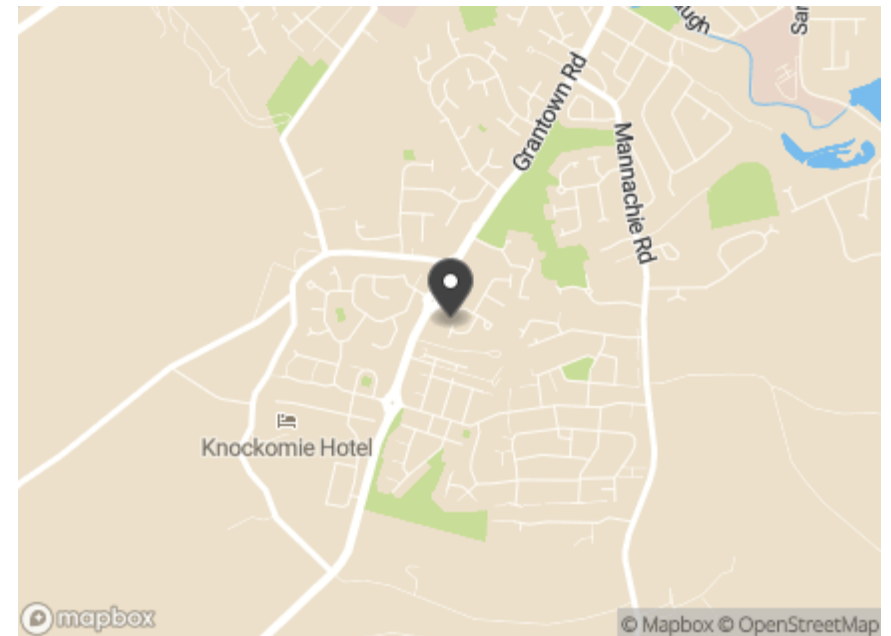
 144 m2





Total area: approx. 176.3 sq. metres

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C	79	83	(69-80) C	79	80
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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