



*A fantastic location in the centre of town and
within a 4-minute walk from Grant Park*



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McEwan Fraser Legal is delighted to present 50a High Street, a Mid Terrace 2-Storey Traditional Villa located centrally in Forres opposite the Town Hall. The property has been well cared for and is presented in a fresh neutral palette. The central location means everything is within walking distance from the property.

BEDROOM 1



Both bedrooms are on the ground floor down the entrance hall.

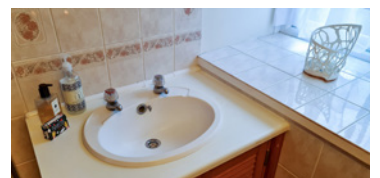
The master bedroom is a large double room with a built in wardrobe.

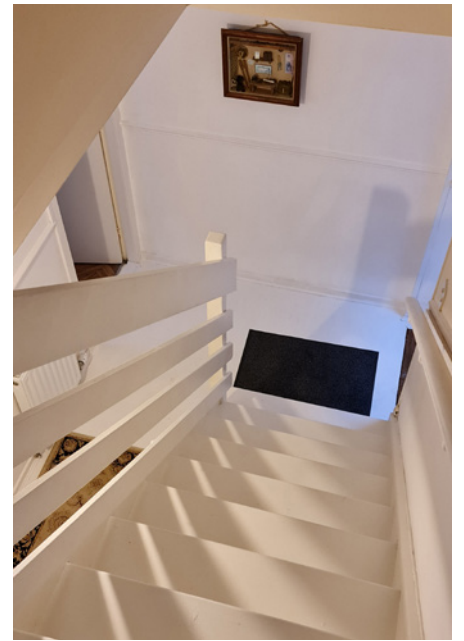
There is a second single bedroom with full-width storage, which could also function as a work from home space/study or treatment room.

BEDROOM 2 & THE SHOWER ROOM



Off the hall is a shower room (new shower unit in last 12 months) plus under the stair storage cupboard.





The stairs lead to the first floor; there is a large lounge and spacious family kitchen. The kitchen, which, although dated in design terms, has fabulous cupboard space and is fully equipped with a standalone cooker, washing machine and under-counter fridge and freezer plus larger cupboard.

THE KITCHEN





THE LOFT



Using the Ramsay ladder from the kitchen, you climb to the fully converted loft space. This genuinely spacious 29m² of flexible living has endless possibilities. My personal choice would be to add a projection screen for your own private Bean Bag Cinema. If you don't intend to make this your home, the property is rental prepared for Air BnB or a long-term let.



The lounge is a light, airy and comfortable space with the potential for a wood-burning stove if desired.

THE LOUNGE



There is scope to develop this property within your tenure. The loft space is not included in the official square meterage of the property because of the lack of a fixed staircase. A fixed staircase could perhaps be built utilising the walk in larder cupboard next to the kitchen, thus adding considerable value to the property.

In addition to this, the property includes an enclosed and secure drying area. 50a High Street, Forres is a rare opportunity to acquire a good sized property in a fantastic location in the centre of town and within a 4-minute walk from Grant Park.

THE EXTERIOR



FLOOR PLAN, DIMENSIONS & MAP



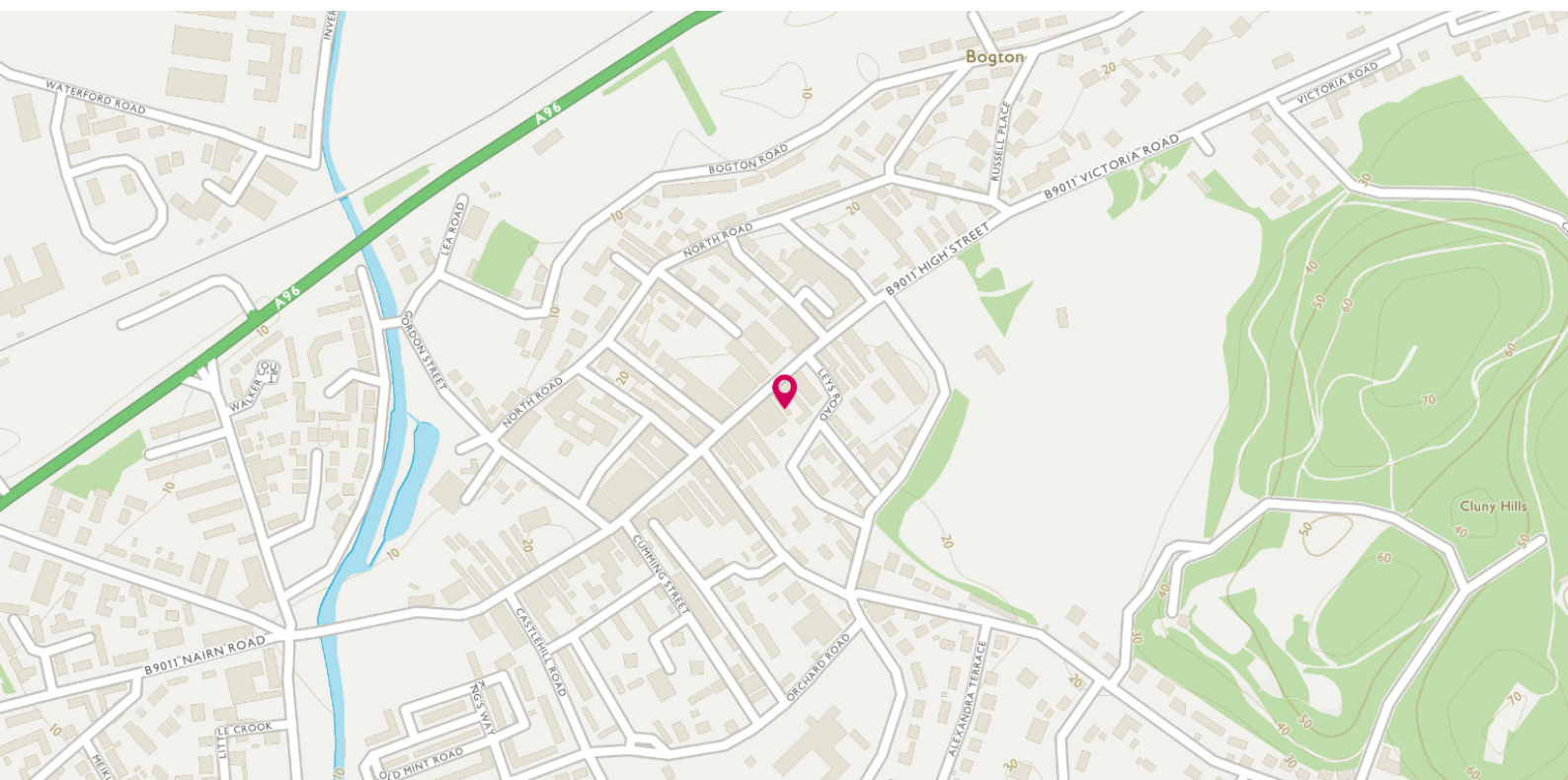
Approximate Dimensions
(Taken from the widest point)

Bedroom 1	3.90m (12'10") x 3.50m (11'6")
Bedroom 2	2.85m (9'4") x 1.60m (5'3")
Shower Room	1.70m (5'7") x 1.70m (5'7")

Lounge
Kitchen
Loft Space

3.90m (12'10") x 3.50m (11'6")
4.00m (13'1") x 2.50m (8'2")
8.00m (26'3") x 3.50m (11'6")

Gross internal floor area (m²): 56m²
EPC Rating: D



THE LOCATION

Forres is situated near the Moray coast, approximately 25 miles East of Inverness on the A96 trunk route, connecting to the European Energy Hub at Aberdeen. The population of Forres is around 12,000 inhabitants.





Few areas of Scotland offer such a wide range of attractions steeped in historical interest as Moray and the Moray Coast. It is both varied and breath-taking. Forres has been a winner of the Britain in Bloom award on numerous occasions with the focal point the spacious and delightful Grant Park. Forres has free parking across the town and a car share scheme. Findhorn, a major draw for the area, is 5 miles away and easily accessible via a regular bus service from the bus stop a couple of minutes walk from the house.

Inverness Airport is 20 miles away and enjoys excellent air links to the many UK and International destinations. Moray is also home to no fewer than fifty-one malt whisky distilleries, many of which are open to visitors. Forres has two distilleries, the Benromach and the Dallas Dhu, both on the Scottish Whisky Trail. One hour to the South of Forres, the Cairngorm Mountains offer mountain biking, walking, skiing and snowboarding to suit all abilities.



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