



Abbey Crescent, Forres, IV36 3FJ

Offers Over £170,000

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Hamish
PROPERTY PROFESSIONALS



- Affordable four bedroom home
- Gas central heating
- Enclosed front and rear gardens
- Above average EPC energy rating
- Council Tax Band C
- Residential carparking
- Open plan kitchen/diner
- Early entry available
- Viewings by appointment, 7 days a week
- Home report available on request

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We can even pay for your Home Report!

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



Located in a well-established and tidy residential area, 3 Abbey Crescent is a beautifully decorated family home with considerable character. Situated in Kinloss, only a couple of miles from Findhorn Bay, the property is in a location that enjoys a fabulous climate and several local areas of interest. Constructed in 1975, the house is accessed via a generous front garden that features a pretty, grey-painted pergola. Whitewashed and with architectural details finished in dark grey, the house has a tidy and elegant facia.

A small but elegant hall leads into a cosy living room decorated with an ochre-painted feature wall and another finished in grey and ochre horizontal stripes, emphasising the room's length. The striking colour scheme creates a beautifully warm and welcoming space. The open-plan kitchen-dining room is delightful and can be accessed from the living room or the hallway. The dining area is painted a cool green, which perfectly offsets the warmth of the wooden-fronted cabinets. These are further elevated by the good amounts of natural light that fills the kitchen. A light-coloured breakfast bar wraps around to create a U-shaped layout that delineates a practical working area. With a wide floor space, the kitchen is beautifully finished and complements the dining area well.

Straight carpeted stairs lead to the four bedrooms, each individually decorated in striking and attractive colour schemes. The bedrooms all have good amounts of space and lovely views. The principal bedroom is finished in a dramatic raspberry on two walls, creating a vibrant but relaxed feel due to the discerning use of neutral colours used elsewhere in the room to soften it. A second bedroom is finished in a deep but delicate blue, again complemented by a taupe backdrop. This room has two windows and space that could be clearly defined as a play or desk area. Bedrooms three and four are decorated equally boldly, one in orange, the other in green. These are finished with good aesthetic consideration and work very well in their respective space. Both rooms have built-in cupboards. The family bathroom is fully tiled in stone-coloured tiles. It has a bath with a shower over it, a vanity unit and white sanitary ware.

The garden is enclosed with stylish painted timber fencing and is laid with grass and block paving. A large shed is at the back of the garden and there is access to the carpark beyond via a gate. At 114 m² and with a good energy performance rating of C, 3 Abbey Crescent is not only spacious and practical but also a truly charming and beautifully decorated house. It offers a vibrant and welcoming home for a family, particularly one that enjoys proximity to the type of landscape, outdoor activities, and community feel that is abundant in the area.

ABOUT FORRES

Just 25 miles from Inverness and 10 miles from Nairn, the former Royal Burgh of Forres is an easily accessible historic town well served by excellent roads, rail and bus links, and air links via the relatively close Inverness Airport, which has regular flights to London, Bristol, Dublin and Amsterdam. Set between an iconic Scottish landscape and the beauty of the Moray Firth, Forres gives easy access to some exceptional and world-famous locations while retaining its own identity as a friendly, picturesque, community-focused town.

The centre of Forres is known for its uniqueness and has an abundance of independent shops and services, often with an eclectic and artistic edge. Its proximity to Findhorn Bay, renowned for its sailing and beach and the Findhorn Foundation make Forres an attractive area for visitors from around the globe. It is also known for its fertile landscape, aided by the unusually mild micro-climate in the area. With a population of 10,000 and growing, Forres is remarkably self-sufficient. There are doctors, dentists, a leisure and swimming pool in the town and several places of worship. Primary and secondary education is well provided and Aberlour House and Gordonstoun School are just 12 miles away. Tourism, retail, creative industries, hospitality and agriculture are important forms of employment in the area, making Forres a fabulous choice for locals and visitors.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: C

EPC Rating: C (72)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

Included in the sale: All floor coverings curtains and blinds and all integrated kitchen appliances.



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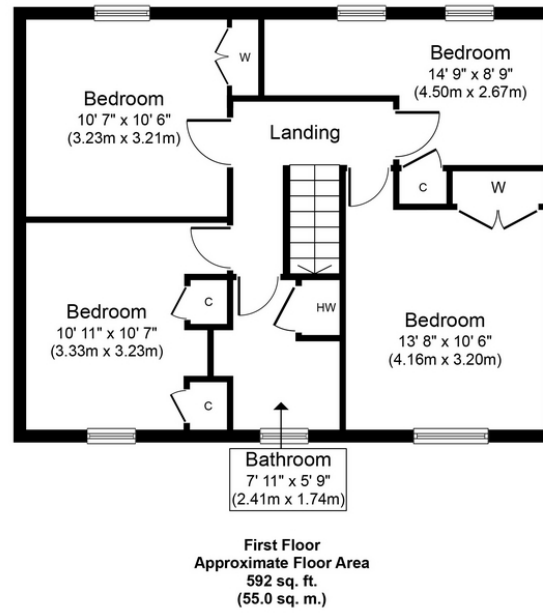
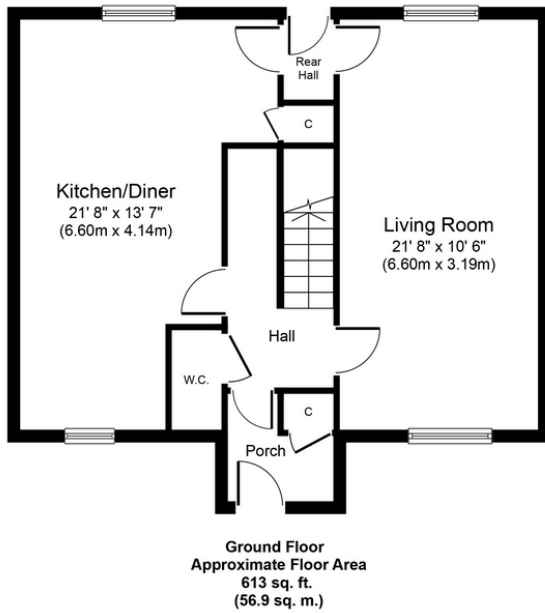


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 114 m²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	84
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	69	82
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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