



Highfield, Forres, IV36 1FN

**Offers Over £140,000**

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PROPERTY PROFESSIONALS



- Affordable two bedroom semi-detached house
- Quiet residential location
- Gas central heating
- Double glazing
- Off-street parking
- Ideal starter home
- Above average EPC energy and environmental ratings
- Early entry available
- Home report available on request
- Viewings by appointment only, 7 days a week

**When you list with Hamish there are no upfront fees.**

**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](mailto:askhamish@hamish-homes.co.uk)



27 Highfield is a comfortable home in the popular historic town of Forres. Located between Inverness and Elgin, the property is within commuting distance of each and has easy access to business hubs such as Enterprise Park. The area is also a haven for creative and community-focused individuals, with Findhorn Foundation just four miles away. Constructed in approximately 1978, the house benefits from generously sized front and rear gardens. Horticulture is a key feature of the property and much of the ground has been used for vegetable and flower growing. These well-managed spaces will be of great appeal to those hoping to develop or continue a lifestyle that has an emphasis on self-sufficiency. The driveway provides off-street parking and the entrance opens into a cosy hallway that, with its grey palette and white woodwork, immediately gives a cottage-like feeling and creative air. With an interior space of 51 m<sup>2</sup> and an above-average EPC rating of C, the property is also economical to run and offers a potentially good environmental impact rating of band B.

The living room overlooks the front garden and its various shades of teal create a cheerful, playful space that offers plenty of room for seating, display and working areas. A built-in cupboard adds additional storage. The kitchen has a homely and playful feel, wooden cabinets, red walls and colourful glazed tiles create a warm and inviting space. The L-shaped layout is deceptively spacious and offers plenty of storage. A large south-facing window overlooks the garden and the hills beyond the house. A carpeted and white-painted staircase leads to the first floor and the property's two bedrooms. Both are suitable for double beds and they each have great views and places for dressing furniture and storage. The bathroom is tiled and has a bath with a shower over it, a WC and a wash hand basin.

The garden is partially paved and accessed from the kitchen, much of it is dedicated to vegetable gardening and enclosed with timber fencing. There is also a small wooden shed and steps that lead down to the end of the growing spaces, creating a charming cottage garden-type ambience. With lovely views of the local landscape and a south-facing position, it offers the potential to continue as a vegetable garden or to develop further to include areas for relaxing and entertaining.

27 Highfield is a delightful and playful property that is in an area with a strong sense of community. Its cheerful interior and productive garden, along with its good value and potential low environmental impact, make this a fabulous property for a creative couple or small family seeking their first property and looking to develop or continue with a practice of self-sufficiency, or merely looking for a space to upgrade and modernise over time, this property can meet both needs easily.

#### 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, 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: E

EPC Rating: B (83)

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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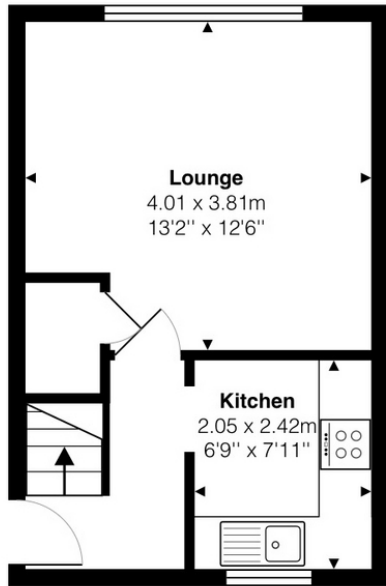
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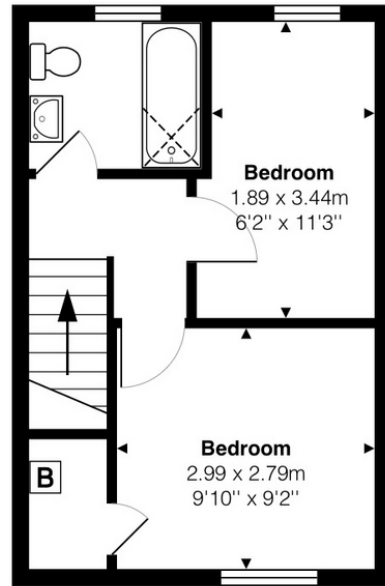
 51 m<sup>2</sup>



27 Highfield



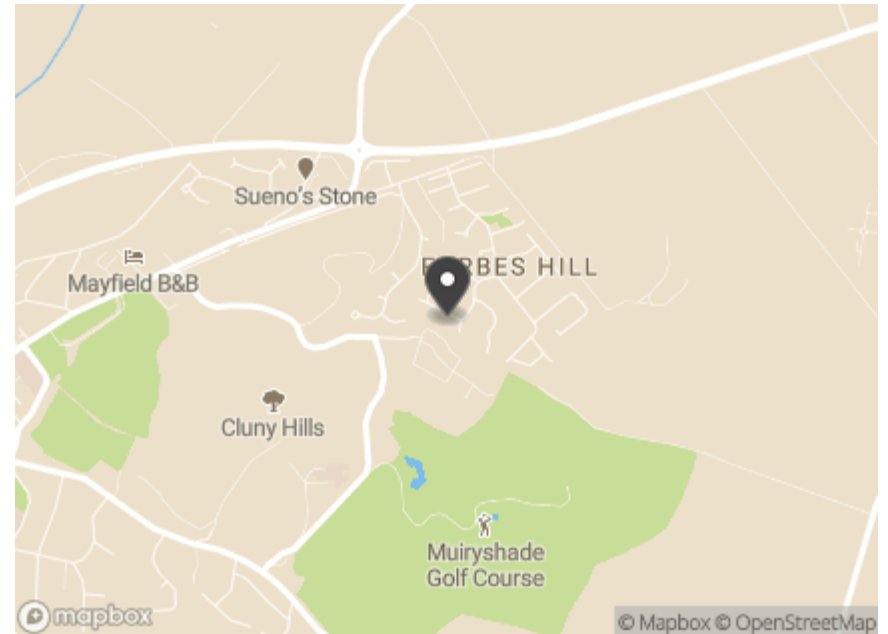
Ground Floor



First Floor

Total Area: 51.0 m<sup>2</sup> ... 548 ft<sup>2</sup>

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+)	<b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91)	<b>B</b>		(92+)	<b>A</b>	
(69-80)	<b>C</b>		(81-91)	<b>B</b>	<b>89</b>
(55-68)	<b>D</b>		(69-80)	<b>C</b>	
(39-54)	<b>E</b>	<b>70</b>	(55-68)	<b>D</b>	<b>70</b>
(21-38)	<b>F</b>		(39-54)	<b>E</b>	
(1-20)	<b>G</b>		(21-38)	<b>F</b>	
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Kintail House, Beechwood Park,  
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