

42 Newton Drive

FORRES, MORAYSHIRE, IV36 2PW



Spacious two-bedroom maisonette with private entrance, balcony and two parking spaces in the popular Knockomie Braes development in Forres



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Set within the popular Knockomie Braes development in Forres, this exceptionally spacious two-bedroom maisonette offers bright, modern accommodation extending to approximately 97 square metres, comparable to and in some cases larger than many of the houses within the development. Benefiting from its own private front door, the property provides a sense of privacy and independence rarely found in apartment living.

THE LIVING/DINING ROOM



The generous open-plan living/dining room and kitchen area is flooded with natural light, creating an ideal space for both everyday living and entertaining, with direct access to a private balcony.

THE KITCHEN





The accommodation includes two well-proportioned double bedrooms, with the principal bedroom featuring an en suite shower room and walk-in wardrobe, offering excellent storage and comfort. A stylish main bathroom is fitted with a bath suite and separate shower cubicle, further enhancing the practicality of the layout. Additional ample storage throughout adds to the home's functionality.

THE BATHROOM

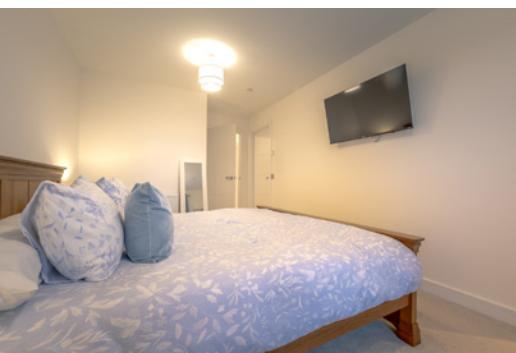


BEDROOM 1



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the principal bedroom featuring an en-suite shower room and walk-in wardrobe



BEDROOM 2



Finished to a high, move-in-ready standard, this impressive maisonette also benefits from two allocated parking spaces, making it ideal for professionals, downsizers, first-time buyers or buy-to-let investors.

Located within easy reach of Forres town centre, local schools, shops, transport links and outdoor amenities, this property combines modern living, generous space and a desirable location.

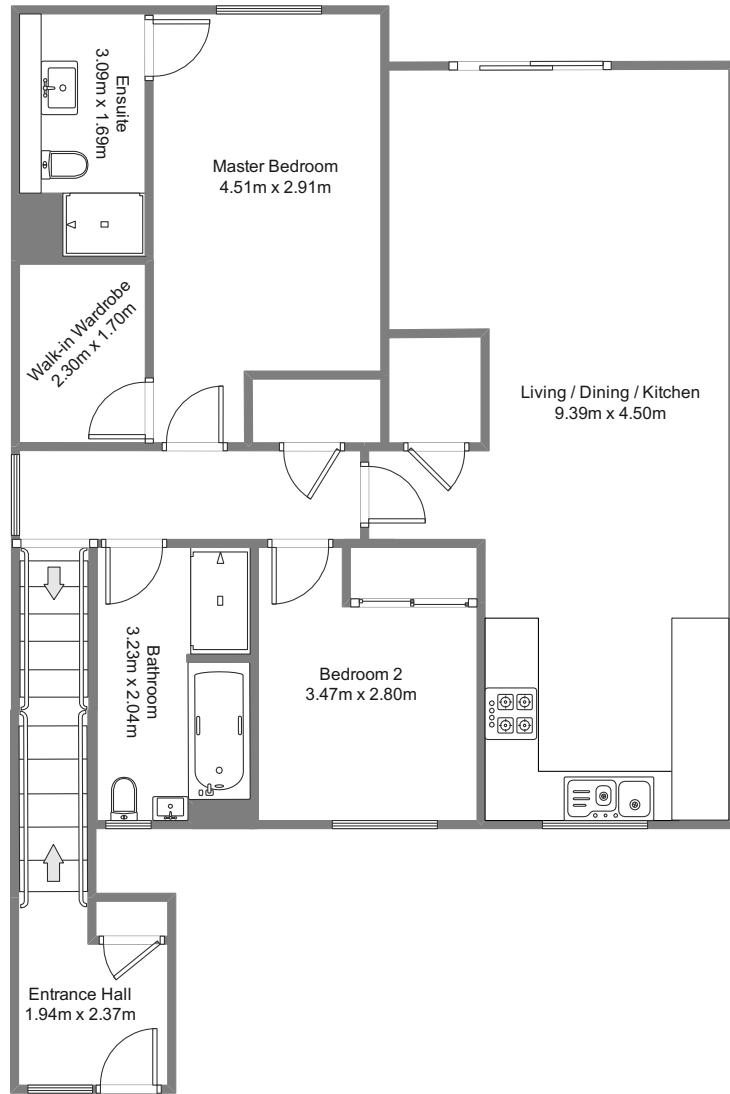
EXTERNALS



Key Highlights

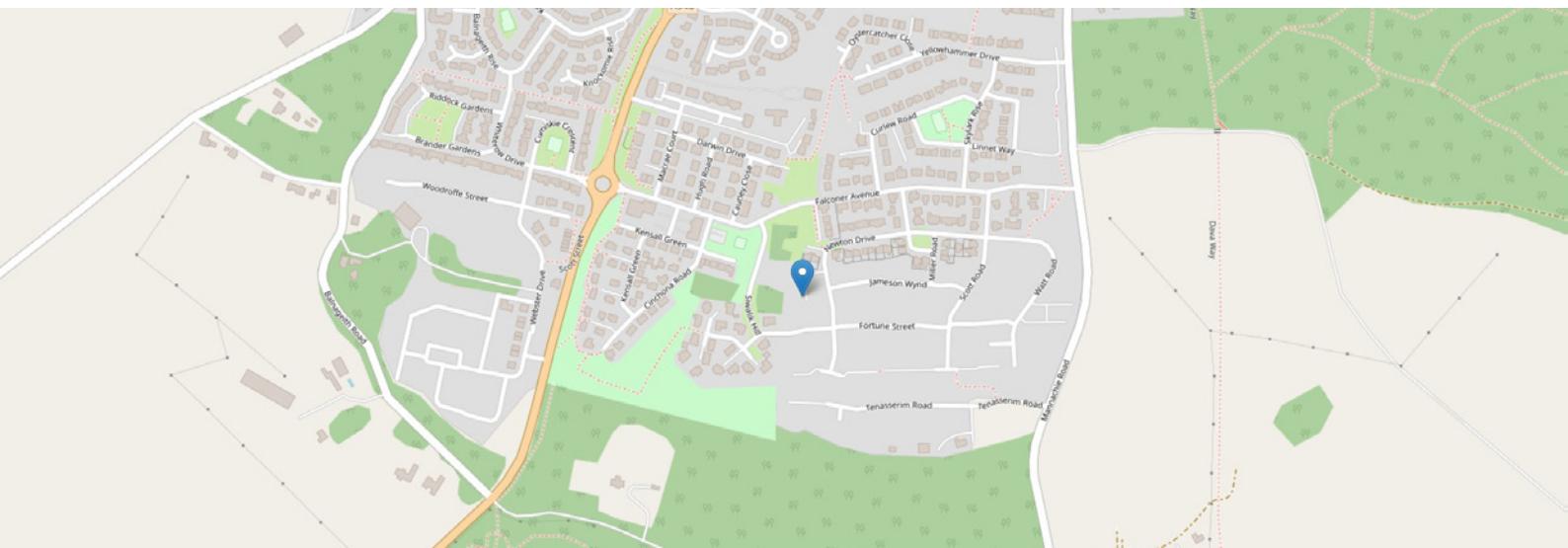
- Spacious two-bedroom maisonette extending to approximately 97 square metres
 - Own private front door offering added privacy
 - Bright open-plan living, dining and kitchen area
 - Private balcony
- Principal bedroom with en suite shower room and walk-in wardrobe
 - Main bathroom with bath suite and separate shower cubicle
 - Excellent storage throughout
 - Two allocated parking spaces
 - Finished to a high, move-in-ready standard
 - Popular Knockomie Braes development in Forres

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 97m² | EPC Rating: B



THE LOCATION

The charming town of Forres, set along the stunning Moray coast, lies approximately 25 miles east of Inverness on the A96 trunk road, which also connects to Aberdeen. With a population of around 12,000, Forres offers a welcoming community, a rich history, and an excellent range of local amenities. Residents can enjoy shops, cafés, pubs, restaurants, and supermarkets, making everyday living convenient and enjoyable. For education, both Applegrove Primary School and Forres Academy are within walking distance from the property, making this an ideal location for families of all ages.





Transport links are excellent. Forres features a modernised railway station with regular services to Inverness, Elgin, and Aberdeen. The recently added Inverness Airport station at Dalcross provides a quick 21-minute journey to the airport.

The wider Moray area is renowned for its breathtaking landscapes, historic sites, and cultural heritage. Forres itself, a multiple Britain in Bloom winner, even features in Shakespeare's Macbeth. Whisky enthusiasts will appreciate the 51 distilleries across Moray, including Forres' own Benromach and Dallas Dhu, both part of the famous Scottish Whisky Trail. Outdoor enthusiasts will enjoy the nearby Cairngorm Mountains, just an hour to the south, which offer mountain biking, hiking, skiing, and snowboarding.

Golfers can play at Forres' challenging course or visit the world-renowned links at Nairn and Castle Stuart. Inverness Airport, only 20 miles away, provides excellent connections to numerous UK and international destinations.

This property offers the perfect combination of tranquillity, convenience, and access to some of Scotland's finest landscapes, heritage, and leisure opportunities.



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