



17 NEWTON DRIVE FORRES, IV36 2PU

£240,000
FREEHOLD

Deena Aranci of Aranci & Firth welcomes this desirable upgraded three-bedroom property to the market. Situated in Springfield's sought-after Knockomie Braes development, a peaceful yet convenient location. This beautifully presented home offers a pristine, move-in-ready condition, making it ideal for those looking for modern comfort and stylish interiors including Karndean flooring in kitchen, dining, sunroom and all bathrooms and bespoke Roman blinds throughout.

Stepping inside, you are welcomed into a spacious and thoughtfully designed home. The bright and airy living room provides a comfortable space to relax, while the well-sized dining kitchen and sunroom serves as the heart of the home. Featuring a stylish Riverside kitchen with quality appliances, and elegant French doors leading to the rear garden, this space is perfect for both everyday living and entertaining. A convenient downstairs WC and ample storage add to the home's practicality.

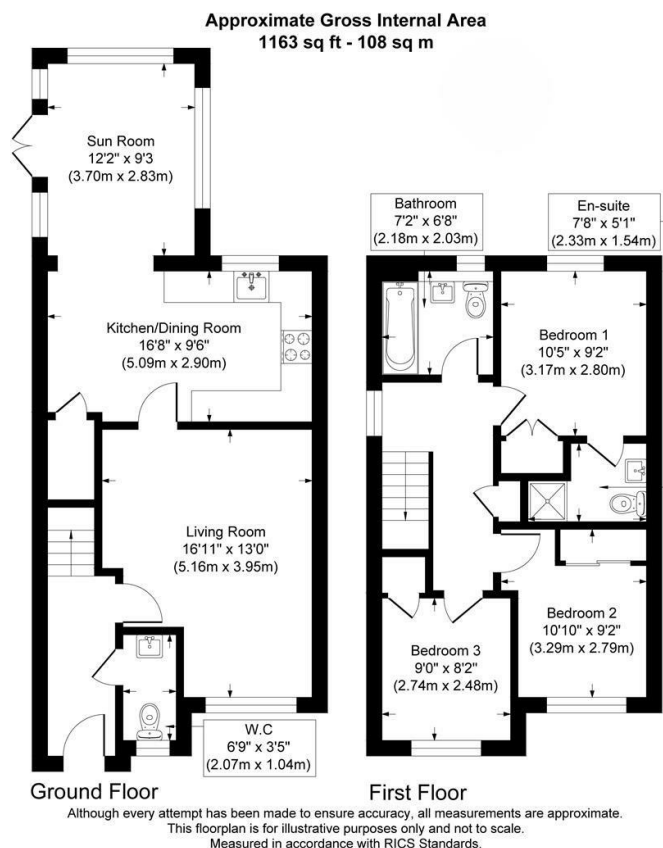
**ARANCI
& FIRTH**
PROPERTY

17 NEWTON DRIVE

- Situated in the highly desirable Springfield's Knockomie Braes development – a peaceful yet well-connected location
- Beautifully upgraded and immaculately presented, offering true move-in-ready condition
- Stylish Riverside kitchen with quality appliances and elegant French doors to the garden
- Bespoke Romans blinds throughout and Karndean flooring in the kitchen, dining, sunroom, and bathrooms for a premium finish
- Bright sunroom and spacious dining area – the perfect heart of the home for relaxing or entertaining
- Three generous bedrooms, all with fitted wardrobes for excellent storage solutions
- Luxurious master suite featuring an en-suite shower room
- Contemporary family bathroom and convenient downstairs WC with modern fittings
- Secure south-west facing rear garden with patio area – ideal for outdoor living
- Private driveway with EV charging point and parking for multiple vehicles







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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