



7 FORBES ROAD

FORRES, IV36 1HP

£210,000
FREEHOLD

Deena Aranci of Aranci & Firth proudly presents this charming home on Forbes Road, Forres.

This delightful semi-detached home offers a perfect balance of comfort, practicality, and timeless appeal. Set within the picturesque town of Forres, the property provides the space and flexibility that's ideal for modern family living.

Inside, you are welcomed by two generous reception rooms — perfect for both relaxed family evenings and entertaining. The bright, versatile layout allows for multiple uses, whether you prefer a formal dining area, home office, or cosy snug. The well equipped kitchen offers plenty of cupboard and worktop space, complete with breakfast bar for casual dining and door leading to the garden.

The home offers three well-proportioned bedrooms, each providing a peaceful retreat for rest and relaxation. With an upstairs shower room and downstairs WC, convenience is assured for busy family or when hosting guests.

Externally, the property benefits from a private driveway leading to a garage with an electric roller door, offering secure parking and additional storage. The location on Forbes Road is particularly appealing to those looking for a home within easy reach of local amenities, reputable schools, transport links and the stunning countryside and coastline that make Forres such a desirable place to live.

This inviting home presents an excellent opportunity to enjoy a well-balanced lifestyle in a friendly and vibrant community. With spacious living areas, comfortable accommodation, and an enviable setting, it's a property that truly feels like home.

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PROPERTY

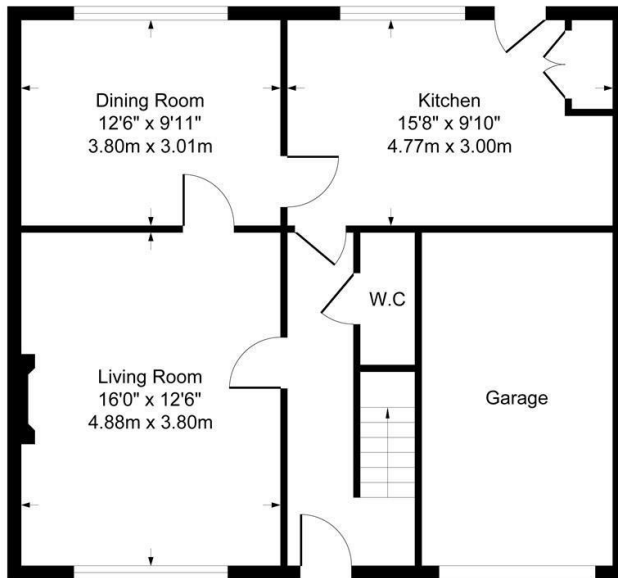
7 FORBES ROAD

- Attractive semi-detached home set within the popular town of Forres
- Offers timeless charm with generous proportions throughout
- Two spacious reception rooms, ideal for family living and entertaining
- Three well-proportioned bedrooms providing comfortable accommodation
- Modern shower room upstairs and convenient WC downstairs
- Versatile layout adaptable for modern living, home working or formal dining
- Private driveway and garage with electric roller door, offering secure parking and additional storage
- Peaceful residential setting within easy reach of local schools and amenities
- Close to scenic countryside, parks and the beautiful Moray coastline
- A wonderful opportunity to acquire a well-maintained home in a welcoming community

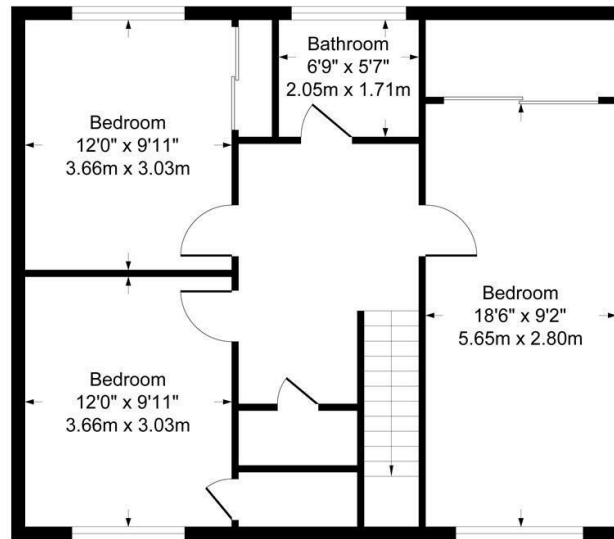




**Approximate Gross Internal Area
1283 sq ft - 119 sq m (Excluding Garage)**

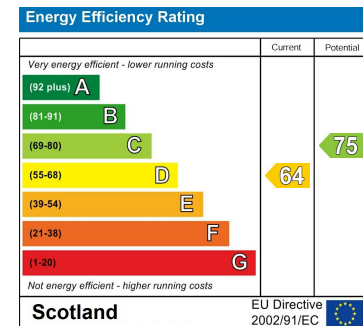


Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



EPC Rating: D 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

Aranci & Firth
Caledonian House 164 High Street
Elgin
Moray
IV30 1BD

01343 553 977
deena@aranci-firth.co.uk

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