



Rosewood, Alexandra Terrace, Forres IV36 1DJ



Fantastic opportunity to acquire and discover the charm of this exquisite stone-built family residence and located in a much sought after area within the centre of Forres, a highly coveted for its community spirit and convenience.

This home has been meticulously renovated, blending modern comforts with the allure of original features to create a living space that is both functional and aesthetically pleasing.

Accommodation comprises; Ground floor; Entrance Vestibule, Hallway, Lounge, Dining Room, Family Room, Breakfasting Kitchen, Utility Room, Shower Room.

1st Floor; Double Bedroom and Shower Room

Upper Floor; Master Bedroom with En-Suite, Two Further Double Bedrooms, Family Bathroom and Office/Bedroom5.

The house is set in a prime location, within minutes' drive to the Town Centre of Forres and all of its amenities; with its array of schools, supermarkets, leisure facilities and picturesque parks.

An Internal Viewing is Strongly Recommended.

OFFERS OVER £510,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance to the property is through secure double doors.

Entrance Vestibule - 6'0" x 8'2"

Entrance vestibule with single light fitting to the ceiling with original ornate cornicing – a testament to the property's character. Ceramic tiling to the floor. Door with decorative glazed panel leading invites you into the Hallway, complemented decorative glazed window to the side, ensuring a grand welcome to all who enters this beautiful home.



Hallway - 14'11" x 8'7"

Elegant hallway, boasting ornate cornicing and deep skirtings with fitted carpet to the floor, paired with a tasteful light fitting overhead, guides you through a feature archway to the heart of the home. Here, the warmth of the double radiator meets the convenience of ample power points, while the security and comfort are seamlessly managed by a wall-mounted control panel for the alarm and a heating thermostat. Ascend the stairs to discover the upper accommodation, knowing that every detail, from the professionally restored doors to the well-appointed access to the main rooms, has been meticulously curated for your comfort and style.

Lounge - 13'2" x 14'11" plus bay window

This lounge boasts a charming bay window offering expansive views over Forres, complemented by elegant hanging curtains and a matching pelmet. A secondary window features a stylish Roman blind, enhancing the room's aesthetic. The centrepiece is a traditional open fireplace with a pitch pine mantel, surround and a cast iron inset, resting on a granite hearth. The room is finished with a fitted carpet, ample power points, and a five-bulb light fixture. Ornate coving and a picture rail add



character, while two double radiators ensure comfort. A built-in 'press' cupboard provides convenient storage, and the quaint butler bells add a touch of historical charm.



Family Room - 13'6" x 12'4"

This charming family room exudes warmth and character, centred around an inviting open fire with a classic wooden surround and wrought iron inset, resting on a slate hearth. The room's historical elegance is highlighted by the picture rail and cornicing, and a traditional butler bell adds a touch of quaint charm. Natural light floods in through windows to the rear and side aspects, each adorned with tasteful Roman blinds. Comfort is ensured by a double radiator, ample power points, and four wall-mounted light fittings, while floor-to-ceiling bookcases on two walls offer generous space for a literary collection or personal displays.



Dining Room - 13'2" x 14'9" (plus bay window)

Beautifully presented dining room, complete with a bay window, again offering picturesque town views. The room's charm is enhanced by the warmth of an open fire with a hand-carved pitch pine mantel, surround and a granite hearth. Illuminated by five wall-mounted light fixtures, the space also features a fitted carpet, ornate cornicing, and a picture rail. The practicality is ensured with two double radiators, ample power points, and a quaint alcove with storage space. Completing this room's allure are the butler bells and glazed double doors that invite you into the breakfasting kitchen.



Breakfasting Kitchen - 13'3" x 12'4"

Step into the heart of the home with this bright and modern kitchen, boasting a suite of integrated appliances including a double oven with glass splash back, 4 ring gas hob, overhead extractor, dishwasher and fridge freezer, set against Junker style worktops and complemented by ceramic tiling. The space is illuminated by nine recessed spotlights. Belfast sink with mixer tap. Convenient breakfast bar that invites casual dining. The room is framed by windows dressed with roller blinds, offering views to the rear and side, while the tile-effect laminate flooring adds a touch of elegance. A testament to functional design, with ample power points and storage solutions seamlessly integrated into the inviting layout. Wall mounted is the butler servants bell box, a classic feature of this property.



Utility Room - 12'4" x 7'9" extending to 15'4"

The utility room offers practicality and convenience, featuring extensive base units for storage and a roll top work surface. It accommodates essential appliances with designated spaces for a washing machine and tumble dryer. The built-in cupboard neatly encloses the gas-fired boiler and water tank, ensuring they are out of sight yet easily accessible. Natural light streams in through two windows adorned with fitted roller blinds, complemented by ample lighting from eight recessed lights and a pendant fixture. The tile-effect laminate flooring is both stylish and durable, while the wall-mounted heating control adds a touch of modernity. This room also provides access to the shower room and cellar, and the double timber doors offer a secure transition to the garden area and driveway.



Shower Room - 6'8" x 7'1" (plus window recess)

Shower Room with large shower enclosure with overhead mains shower and rain shower attachment, low WC and pedestal wash hand basin. 4 recessed spotlights to the ceiling. Ceramic tiling to the floor with under floor heating. Window with part obscure glass window to the side aspect with fitted blind. Wall mounted chrome heated towel rail and xpleair. Wall mounted mirror and light.

Cellar - 16'7" x 14'11"

Stone steps leading down to the Cellar with wall mounted light fitting and shelving. Ample storage space. Strip lighting. Power points.

Stairs and Landing

Carpeted staircase, flanked by a wooden handrail, balustrade, and spindles, all meticulously dipped and treated for durability and aesthetics. As the staircase divides, the left branch leads to a cozy landing, illuminated by a tasteful pendant light, complete with coving and a window, giving access to the double bedroom and adjacent shower room. To the right, discover additional bedrooms, a dedicated office space, and a well-appointed family bathroom. Supported by the warmth of a double radiator and a double power point, 5-bulb light fixture, smoke alarm wall mounted heating control.



Bedroom - 12'7" x 9'9"

Double Bedroom, featuring a single pendant light fitting that adds a touch of elegance, while the window to the side aspect is adorned with a stylish Roman blind, ensuring privacy and light control. The walls are beautifully finished with wood panelling, adding warmth and character to the room. Fitted carpet to the floor. Double radiator and various power points. Loft access.



Shower Room - 8'5" x 5'4"

Modern shower room, with spacious shower enclosure features an overhead mains shower, low-level WC with a concealed cistern, complemented by a stylish wash hand basin with a mixer tap. The room is finished with ceramic tiling for a clean, contemporary look, and the heated towel rail adds a touch of luxury. Ample lighting is provided by three recessed spotlights, and the xpleair ensures a fresh atmosphere. Velux window providing natural light.



Master Bedroom with En-Suite Bathroom

Bedroom - 14'3" x 12'10"

Beautifully presented Master Bedroom with window to the front with hanging curtains and a further window to the side aspect with a Roman blind. The room's centrepiece is a classic fireplace with a white painted mantel, surround and brass fender, complemented by ornate cornicing. Comfort is ensured with a fitted carpet, a double radiator, and ample power points. Built-in 'press' cupboard.





Bathroom - 7'5" x 6'1" plus window recess

The En-Suite Bathroom with low level WC, pedestal wash hand basin and bath with overhead mains shower. Ceramic tiling to the walls and ceramic tiling to the floor. Chrome heated towel rail. Xpleair. Chrome accessories. Window to the side aspect with Roman blind.



Office/Bedroom 5 - 7'1" x 8'6"

Bedroom 5, currently used as an office. Single pendant light fitting to the ceiling. Fitted carpet to the floor. Window to the front aspect benefitting from the lovely view and fitted with a venetian blind. Loft access. Double radiator and various power points.



Bedroom 2 - 12'9" x 14'3"

Double Bedroom with window to the front aspect, offering views over the town, with hanging curtains. Further window to the side aspect with Roman blind. Fitted carpet to the floor. Two wall mounted light fittings. Alcove with shelved storage. Cornicing to the ceiling. Double radiator and various power points.



Bedroom 3 - 12'8" x 13'7"

Double Bedroom with window to the side aspect and a further window to the rear aspect, both with Roman blinds. Cornicing to the ceiling. Fitted carpet to the floor. Double radiator and various power points. Two wall mounted light fittings. Loft access.



Family Bathroom - 12'1" narrowing to 6'3" x 13'5" narrowing to 5'6"

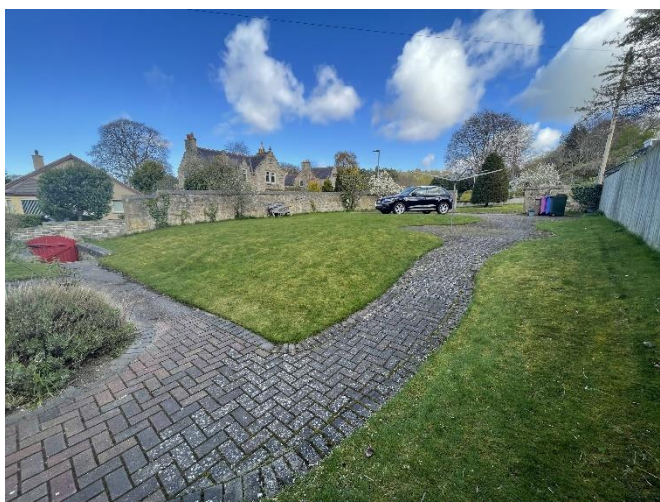
The family bathroom is designed with both elegance and functionality in mind. It features a low-level WC, a bath, and a pedestal wash hand basin, complemented by a corner shower enclosure for versatility. The floor boasts ceramic tiling with the added luxury of underfloor heating, while the walls are also adorned with ceramic tiles. A window with obscure glass and a Roman blind allows for privacy and natural light. The room is finished with a wall-mounted mirror and light, chrome accessories, a heated towel rail for comfort, and ample storage units. Recessed spotlights and cornicing add a touch of sophistication, along with an Xpelair ensuring a well-ventilated space.



Driveway, Garden Grounds & Stone Built Sheds

Rosewood, boasting a picturesque front garden that invites you with its vibrant flower meadow, an array of wildflowers, and mature trees. A winding pathway and steps create a charming route to the welcoming front door, all enclosed by a tasteful combination of wall and hedge boundaries. The rear garden is equally impressive, featuring a practical Loc bloc driveway offering ample off-street parking. Two stone-built sheds provide storage space, while the well-maintained lawn area, enclosed by a wall boundary, adds to the serene outdoor ambiance. Designated rotary drier and convenient steps and gate access to Nelson Road.





Note 1 –

All floor coverings, light fittings, blinds and curtains and integrated appliances are included in the sale.

Council Tax Band Currently G

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

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