



Strathglass, 8 St Leonards Road, Forres



We are delighted to present Strathglass, a fabulous, detached family home situated in one of the most desirable and sought-after areas of Forres.

Forres offers a wealth of local amenities all within walking distance, including supermarkets, a medical centre, dentist, shops, leisure facilities, primary and secondary schools, an 18-hole golf course, and award-winning parks.

This beautifully presented residence has been comprehensively refurbished and upgraded, blending original period features and high ceilings with a high standard of modernisation. The result is a home of exceptional charm and character, finished to an attractive specification throughout.

The accommodation comprises, on the ground floor, a vestibule, hallway, lounge, dining room, kitchen, utility room/cloakroom and a fifth bedroom/office, while the first floor offers a master bedroom, three further bedrooms and a family bathroom. Further benefits include gas central heating, multi-fuel burners, a private garden and off-street parking.

EPC Rating: Band D

OFFERS OVER £470,000

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

Vestibule - 6'5" x 7'6"

The property is entered through a secure door into a welcoming vestibule, featuring a single pendant light fitting with cornicing to the ceiling. The space is finished with ceramic tiling to the floor and wood panelling to half height, complemented by a dado rail. A power point is provided, and a glazed panel door leads through to the hallway.



Hallway

A most attractive hallway enhanced by a beautiful archway and finished with ceramic tiling to the floor that continues seamlessly from the vestibule. Two single light fittings with cornicing to the ceiling provide a classic touch, while a smoke alarm offers added safety. The space is warmed by a radiator and includes two single power points. An under stair cupboard provides useful storage and benefits from its own power supply. Doors lead conveniently to the lounge, dining room, office, kitchen and utility room, ensuring excellent flow throughout the ground floor.



Lounge - 15'2" x 13'11"

A beautifully presented lounge with windows to the front aspect, dressed with wooden blinds and hanging curtains. The focal point of the room is a cast-iron fireplace set on a slate hearth, complete with multi-fuel burner, creating a cosy and inviting atmosphere. An alcove provides useful shelved storage, while a TV point and multiple power points add practicality. A chandelier light fitting with ceiling rose and cornicing enhances the period charm, complemented by wood-effect laminate flooring. The room is warmed by a radiator, making it both stylish and comfortable.



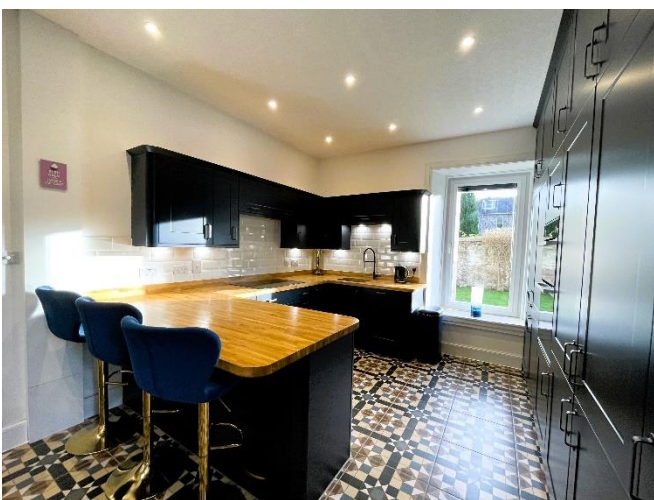
Dining Room - 14'0" x 15'0"

An elegant dining room, enhanced by a chandelier light fitting with ceiling rose and decorative cornicing. A front-aspect window, dressed with wooden blinds and hanging curtains, fills the room with natural light. The fireplace, with multi-fuel burner set on a slate hearth and stone inset, provides a striking focal point and a warm, inviting atmosphere. A carpeted floor adds comfort, while an alcove offers useful shelved storage. The room is equipped with various power points and a radiator, combining practicality with refined style.



Kitchen - 15'2" x 11'8"

A stunning, modern kitchen fitted with navy units and under-unit lighting, offering a stylish and contemporary finish. A generous range of base units and wall-mounted cupboards provide ample storage, complemented by ceramic tiling to the walls. Twelve recessed spotlights, controlled by a dimmer switch, illuminate the space, while the oak work surface incorporates a breakfast bar for informal dining. Integrated appliances include a double oven, five-ring induction hob with overhead extractor, fridge, freezer and dishwasher, ensuring both practicality and convenience. The same flooring continues seamlessly, with a vertical radiator adding warmth. A uPVC double-glazed door with fitted blind opens directly to the garden, and two windows overlook the outdoor space, filling the room with natural light.



Utility Room/Cloakroom - 10'9" x 10'11" (maximum measurement)

A highly practical utility room incorporating a low-level WC with concealed cistern and a wash hand basin set within a vanity unit. The space is well lit by a four-bulb ceiling fitting and finished with the same flooring for continuity. Fitted furniture provides ample storage, complemented by an oak work surface and a Belfast sink with mixer tap. Ceramic tiling to the walls adds a clean, stylish touch, while space is available for a washing machine. A side-aspect window with fitted blind brings natural light into this versatile room.



Office/Bedroom 5 - 11'8" x 10'11"

A versatile room, currently tastefully fitted with desks, workstations and display storage units, making it ideal for home office use. Equally, it could serve as a comfortable fifth bedroom if required. A rear-aspect window with fitted blind provides natural light, while various power points and a BT point ensure excellent connectivity. The space is finished with a six-bulb ceiling light, cornicing detail, and is warmed by a radiator, combining practicality with style.

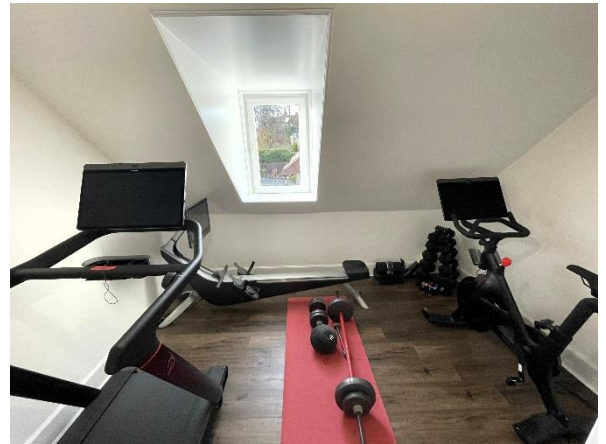


Stairs and Landing

A carpeted staircase with handrail and spindles leads to the upper accommodation, splitting to the right where Bedroom 4 is located, currently utilised as a gym. The main stairs rise to a bright landing which provides access to the master bedroom, bedrooms two and three, and the family bathroom. A chandelier adds a touch of elegance, while a Velux window with electric blind brings natural light to the space. The landing is fitted with a double radiator and smoke alarm for comfort and safety. A useful box room (6'5" x 8'10") offers ample storage, complete with a Velux window to the front aspect, single radiator and power points.

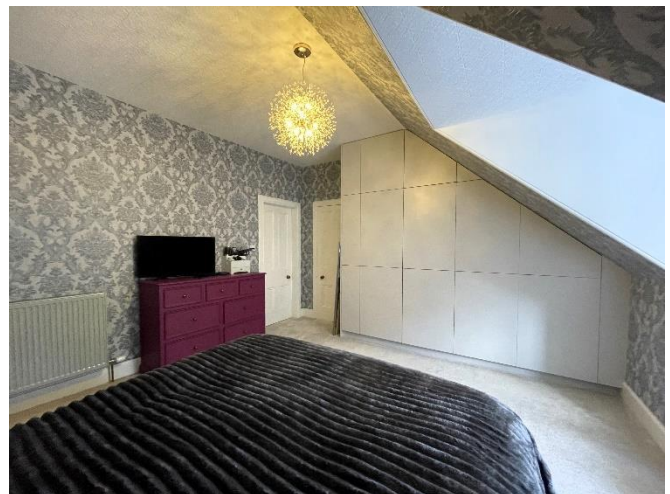
Bedroom 4 - 11'0" x 11'5" (maximum measurement)

A well-proportioned bedroom with a rear-aspect window allowing natural light to fill the space. The room is finished with wood-effect laminate flooring, offering a modern and practical touch. Various power points are provided, making it a versatile room currently utilised as a gym but equally suited as a comfortable bedroom.



Master Bedroom - 13'5" x 15'8"

A spacious master bedroom with a front-aspect window fitted with a blind, creating a bright and comfortable retreat. The room is carpeted for warmth and finished with a single light fitting overhead. Modern fitted furniture provides excellent hanging and shelved storage, complemented by a built-in press offering further space. Various power points add convenience, and a door leads directly through to the family bathroom, enhancing the practicality of this well-appointed room.



Bedroom 2 - 13'4" x 14'1" plus window recess

A generously sized double bedroom with a front-aspect window fitted with blinds, creating a bright and inviting space. The room is carpeted for comfort and features a four-bulb ceiling light fitting. Modern fitted furniture provides excellent hanging and shelved storage, while a double radiator ensures warmth. Various power points add practicality, making this a well-appointed and versatile bedroom.



Bedroom 3 - 15'3" x 11'11"

A spacious double bedroom with a Velux window to the side aspect, filling the room with natural light. The space is carpeted for comfort and features four recessed spotlights to the ceiling, creating a modern and stylish finish. A double radiator ensures warmth, while various power points add practicality, making this a versatile and well-appointed bedroom.



Family Bathroom - 15'8" x 10'3"

The most stunning family bathroom, beautifully designed to combine luxury with practicality. A low-level WC with concealed cistern is complemented by a stylish unit housing two circular wash hand basins with brass mixer taps. A roll-top free-standing bath provides a striking centrepiece, while a large shower enclosure with mains-operated rain shower and fabulous wet-wall finish adds modern indulgence. A wall-mounted mirror enhances the sense of space, and natural light streams in from a rear-aspect window and Velux window. The room is finished with wood-effect laminate flooring and features two designer hot-pink heated towel rails for a playful touch. A built-in cupboard with shelved storage completes this exceptional bathroom.



Driveway and Garden

The property is approached via a gravel driveway providing off-street parking for several cars, with a paved pathway leading to the front door. Private garden grounds extend to the front, side and rear, mainly laid to lawn and enclosed by stone or concrete block walling and mature hedging, ensuring both privacy and charm. A patio seating area offers the perfect spot for outdoor relaxation, while a designated area accommodates bins and a wood store. A stone-chipped section with pergola adds character, and a timber shed provides useful storage, completing the appeal of these well-maintained outdoor spaces.





Council Tax Currently E

Note 1

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

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.

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.

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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