

# 23 Mannachie Terrace

FORRES, MORAY, IV36 2RS



*Move-in ready three-bed family home on a quiet Forres street with a modern kitchen, new bathroom, large loft, utility room, lovely rear garden and woodland walks on your doorstep*



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A rare opportunity to acquire a genuinely move-in-ready family home on one of Forbes's most peaceful residential streets.

Thoughtfully improved by its current owners, 23 Mannachie Terrace offers the kind of calm, settled lifestyle that is increasingly difficult to find. What genuinely sets 23 Mannachie Terrace apart is the quality of its immediate surroundings.

The street is exceptionally quiet and well-maintained, and home to a considerate and established community. The immediately neighbouring properties are occupied by respectful, long-standing residents, and the overall atmosphere is one of real tranquillity. A pathway running directly behind the property provides a picturesque route for walks, where deer can occasionally be spotted; a reminder of the remarkable natural setting that sits right on the doorstep.

## THE LOUNGE



Entry is via a generous external porch, a welcoming and practical space with an ornate glazed panel door and motion-sensor external lighting. This leads into an L-shaped hallway with laminate flooring, an understairs storage cupboard, and a staircase rising to the first floor. Multi-glazed doors open to the principal ground-floor rooms. The lounge is a well-proportioned and comfortable reception room with a wall-mounted electric fire serving as the natural focal point, with recessed alcoves to either side. It is a warm and inviting space, with an outlook across the front of the property.

# THE KITCHEN



At the heart of the home is a recently modernised dining kitchen of genuine quality. Fitted with a comprehensive range of base and wall-mounted units, it includes integrated appliances throughout: a double oven, five-ring gas hob with stainless steel splashback, overhead extractor, and dishwasher. A stainless-steel sink with mixer tap sits below a window overlooking the rear garden, and a wall-mounted Worcester boiler is neatly housed within the kitchen. There is ample space for a dining table and chairs, making this a true hub of the home for everyday family life.

A door from the kitchen leads to a useful utility room offering further worktop space, wall-mounted storage, and room for a washing machine, tumble dryer, and fridge freezer. A door provides direct access to the rear garden, and an adjacent ground-floor shower room completes the accommodation at this level, fitted with a mains-fed shower enclosure, heated towel rail, and medicine cabinet.



# THE UTILITY & SHOWER ROOM



# THE HALL & LANDING



A carpeted staircase with painted balustrade and spindles rises to the first-floor landing, from which all three bedrooms and the family bathroom are accessed. The loft hatch opens to a notably large boarded space with a fitted ladder and robust floor, well beyond the typical storage loft, and offering genuine conversion potential for an additional bedroom or home office, subject to the necessary consents.



The principal bedroom is a generous double room to the rear of the property, enjoying a quieter outlook and benefiting from fitted dressing table furniture and integrated storage. The second bedroom is an equally spacious double to the front, with a built-in storage cupboard. The third bedroom, again a comfortable double, also faces the front and includes built-in hanging and shelved storage, making all three rooms immediately practical for family use.

# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# THE BATHROOM



The family bathroom has been newly fitted to an excellent standard throughout. It features a vanity unit with a solid quartz worktop and a waterfall tap, a concealed-cistern WC, and a shower bath with overhead mains shower and rain attachment. Seven recessed downlights provide a clean, contemporary finish, and a heated towel rail and eaves storage complete the room.



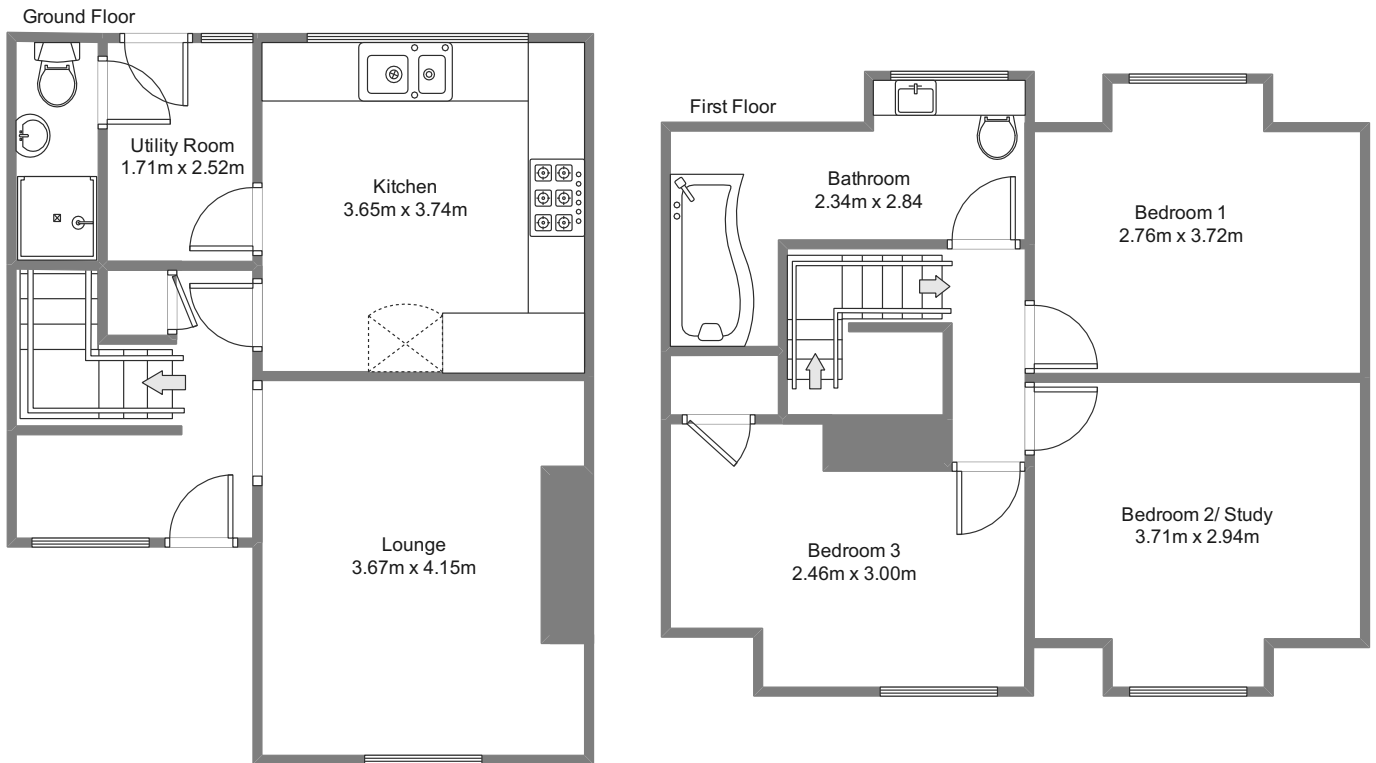
To the front, an enclosed garden laid to stone chipping with decorative flagstones and established shrubs provides a handsome first impression with minimal maintenance required. A secure gate leads to the sheltered porch entrance.

The rear garden is a genuine asset: a well-tended lawn with a loc bloc and paved patio seating area creates an inviting space for outdoor entertaining and everyday family use. A timber shed and rotary dryer are included. The boundary fencing was recently renewed in full cooperation with the neighbouring property. A communal pathway to the side of the house provides additional access, whilst the pathway running behind the garden connects to the wider area, offering lovely walks through natural surroundings where deer can occasionally be seen, a quietly special feature of this address.

## EXTERNALS

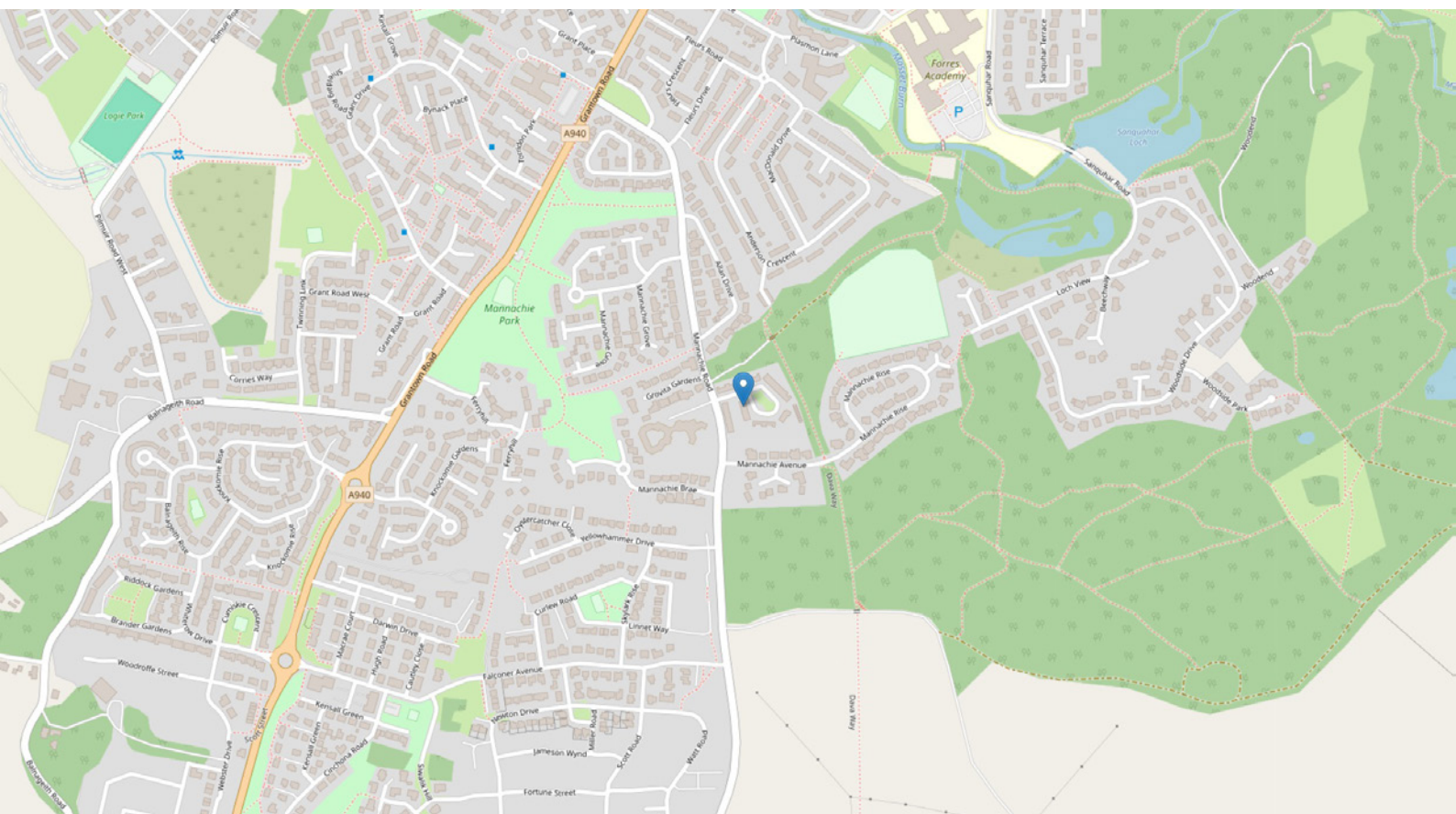


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Forres is a well-regarded town in the north east of Scotland, known for its attractive surroundings, strong community and excellent quality of life. The town provides a wide range of everyday amenities, including independent shops, cafés, supermarkets, restaurants and professional services, together with both primary and secondary schooling. The highly regarded Gordonstoun is within easy reach, with school transport available locally.





The area is particularly noted for its natural beauty, with Forres itself recognised for its parks, floral displays and woodland walks. Outdoor pursuits are exceptionally well catered for, with the beaches and watersports facilities at Findhorn a short drive away, while the forests of Culbin and Newtyle provide extensive walking, cycling and riding routes. The Cairngorms and Lecht ski areas can both be reached in under an hour, offering excellent seasonal sport and recreation.

Forres is well connected, with a railway station on the Aberdeen to Inverness line, regular bus services and convenient access to both Inverness Airport and Aberdeen Airport, providing domestic and international connections. Further amenities, including hospitals and wider retail facilities, are available in both Elgin and Inverness.



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