



37 Knockomie Gardens, Forres, IV36 2TN
Offers Over £285,000



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37 Knockomie Gardens Forres, IV36 2TN

- Highly desirable cul-de-sac setting
- Elegant lounge with feature fireplace and bright dining room with garden access
- Guest WC on the ground floor
- Boutique-style upgraded en suite
- Integral Garage plus secure bike/garden store added last year
- Exceptional rear privacy with no overlooking properties
- Contemporary upgraded kitchen with double larder cupboard and separate utility room
- Four well-proportioned bedrooms
- Stylish family bathroom
- High quality gazebo in rear garden which will remain

Quietly positioned toward the end of an attractive cul-de-sac, this beautifully presented 4 Bedroom Brodie-style Springfield House combines modern comfort with refined, thoughtfully upgraded interiors. With a single-storey bungalow set beyond the rear boundary, the garden enjoys a pleasantly sheltered aspect and a greater sense of privacy than typically found within an established residential development — offering a calm and inviting outdoor retreat.

Inside, the home has been enhanced with a newly replaced contemporary kitchen and a boutique-style en suite, creating a harmonious blend of quality finishes and everyday practicality. Generous living areas, a flowing ground-floor layout and bright, welcoming rooms make this an ideal setting for both relaxed family living and stylish entertaining.



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Porch

3'6" x 4'5" (1.09 x 1.37)

Welcoming Porch with quaint windows entered by feature door and tiled floor. Door to :-

Entrance Hall

6'10" max x 5'4" m max (2.09 max x 1.65 m max)
Hallway leading to the main living areas. Staircase to the upper floor and understair cupboard. 4 bulb track spotlight, radiator and quality Camaro flooring extending through the wc, lounge and dining room.

Guest WC

6'0" x 3'3" (1.85 x 1.01)

Handy wc. Triple spotlight, Xpelair and small radiator.

Lounge

10'3" x 12'1" (3.14 x 3.69)

Elegantly appointed Lounge with 6 pane picture window, radiator fitted below. Beautiful Art Deco metal fireplace with slate hearth. Camaro flooring and large archway giving seamless access to the :-



Dining Room 10'2" x 9'9" (3.1 x 2.99)

Double patio doors frame views of the private rear garden creating an effortless indoor-outdoor flow.

Kitchen 9'8" x 9'8" (2.95 x 2.97)

The recently replaced kitchen features contemporary cabinetry complimented by natural wood worktops and wall panelling. Belfast style sink below the 4 pane window overlooking the rear garden. Recessed downlights and under unit lighting plus high quality tile effect Camaro flooring which extends through to the :-

Utility Room 9'10" x 5'1" (3 x 1.55)

Adjoining utility room with ample room for the necessary appliances, direct garden access plus firedoor to the integral garage.



Upper Landing

14'4" x 8'11" (4.38 x 2.74)

Carpeted staircase with window on the half landing leads to the upper landing which gives access to the 4 bedrooms and bathroom. Hatch to loft which offers storage.

Master Bedroom

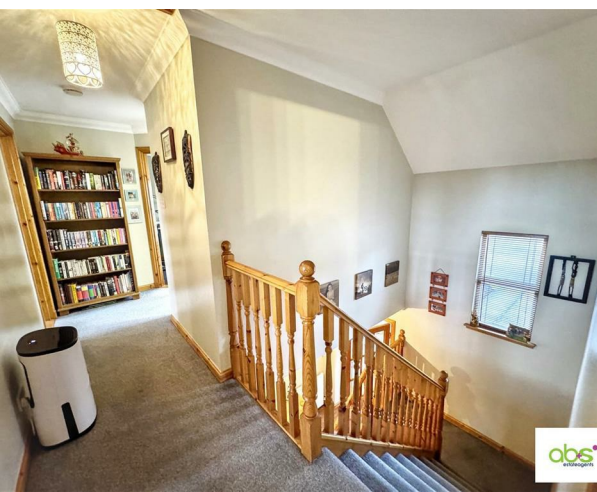
9'11" x 13'4" (3.03 x 4.08)

Elegantly appointed generous Master bedroom with part coomb ceiling and dormer window overlooking the rear garden. Double wardrobe and ample room for bedroom furniture. Ceiling light fitting, radiator and carpet. Door to :-

En Suite

9'10" x 5'11" (3 x 1.82)

Beautifully upgraded en suite shower room featuring high-quality contemporary finishes. Lovely tiled walk-in shower enclosure with rainfall shower head plus hand held one. Vanity wash hand basin with fitted mirror (integral lighting) above along with coordinating wc. Chrome ladder radiator. 4 pane front facing dormer and high quality floor tiling.



Bedroom 2 9'10" x 9'10" (3 x 3)
Double bedroom, again, rear facing with open double wardrobe. Ceiling light, radiator and carpet.

Bedroom 3 7'10" x 9'5" (2.41 x 2.89)
Front facing double bedroom. Double wardrobe fronted by mirrored sliding doors. Ceiling light, radiator and carpet.

Bedroom 4 7'6" x 9'10" (2.29 x 3)
Fourth bedroom with wardrobe. Ceiling light, radiator and carpet.

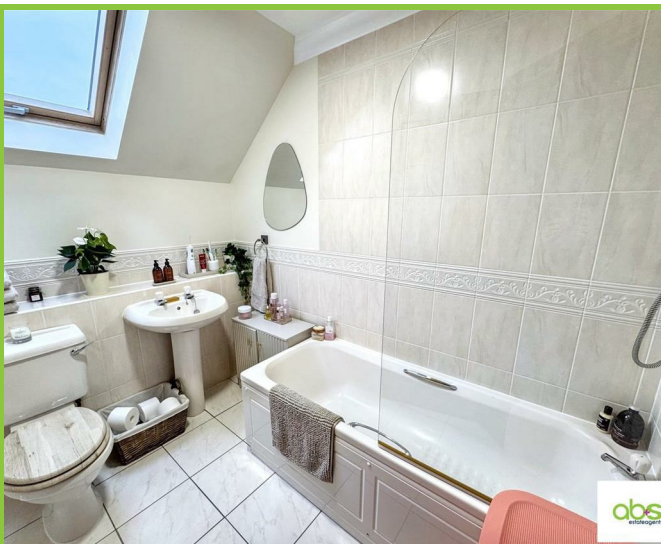
Family Bathroom 6'0" x 8'3" (1.83 x 2.54)
With tiling to half height and suite comprising bath, wc and washhand basin. Full height tiling and shower fitted over the bath with screen in place. Partial coombed ceiling with Vexlux window. Light fitting, Xpelair, ladder radiator and tiled floor.

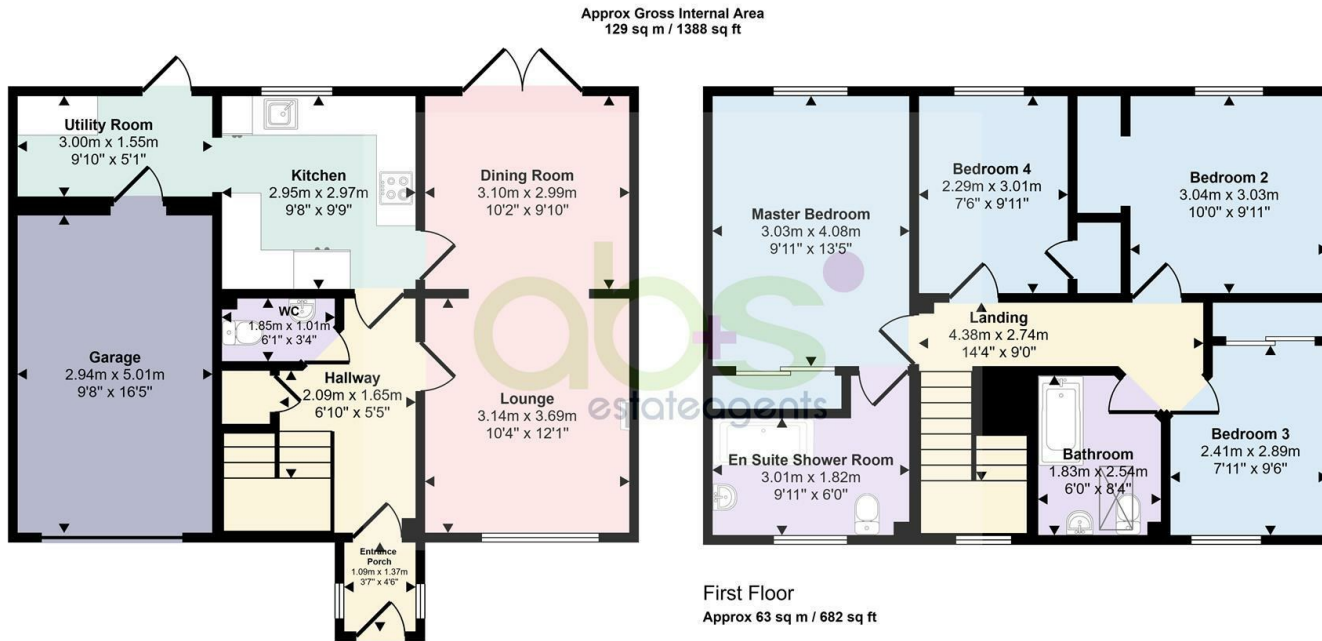
Garden
The front garden is laid to an area of lawn with pathway to the front door along with a gravel driveway in front of the garage. There is access up the East side of the house to the South facing rear garden which is fully enclosed and laid to patio off the dining room, gravel chips with gazebo and a generous area of lawn for fun and games. The rear garden has well established shrub and flower borders. The secure bike/garden store that was added last year is attached to the West side for easy access.

Garage 9'7" x 16'5" (2.94 x 5.01)
Integral Garage linked to the Utility Room. Up and over door. Light and power and plenty storage.

Fixtures and Fittings
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integral kitchen appliances and the gazebo in the rear garden.

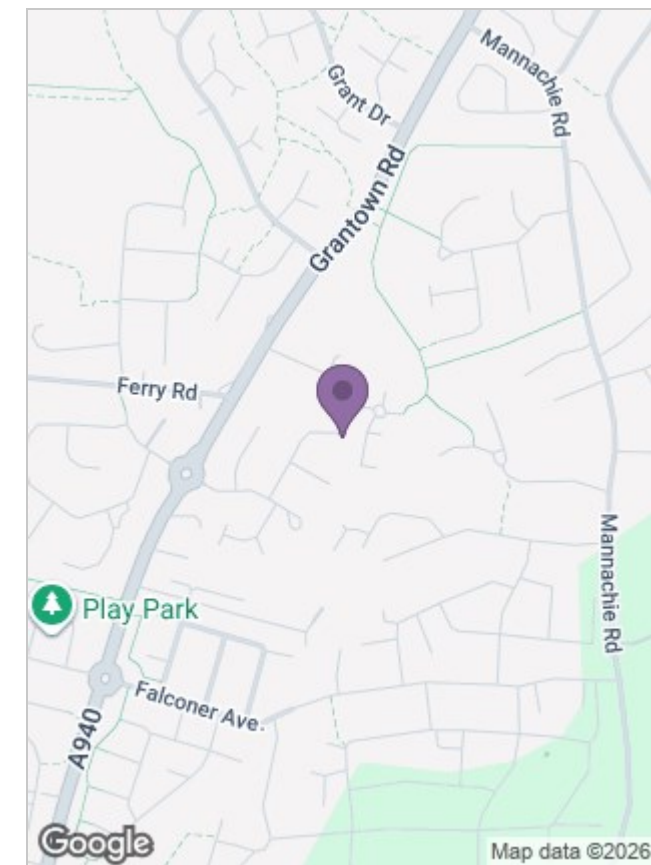
Home Report
The Home Report Valuation as at January, 2026 is £285,000, Council Tax Band E and EPI rating is C.





Ground Floor
Approx 66 sq m / 706 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland | EU Directive 2002/91/EC | |

Viewing

if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.