

1 Miller Road

FORRES, MORAY, IV36 2PY



Beautifully presented three-bed detached home in Knockomie Braes with a modern kitchen, sunroom and low-maintenance garden



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Immaculately presented and thoughtfully enhanced, this exceptional three-bedroom detached home occupies a desirable position within the highly sought-after Knockomie Braes development in Springfield. Beautifully maintained and thoughtfully presented, this impressive family home combines modern living, stylish interiors, generous accommodation and excellent outdoor space, making it an ideal choice for families, couples or anyone looking for a quality detached home within a popular residential development.

THE LOUNGE



Upon entering, the welcoming spacious lounge provides a comfortable and cosy retreat, perfect for relaxing after a long day, spending time with family or entertaining guests.

THE KITCHEN/DINER



The heart of the home is the impressive contemporary kitchen/diner, featuring sleek grey gloss units and premium integrated appliances. Stylish yet practical, this well-appointed space provides an excellent setting for everyday family life, dining and entertaining.

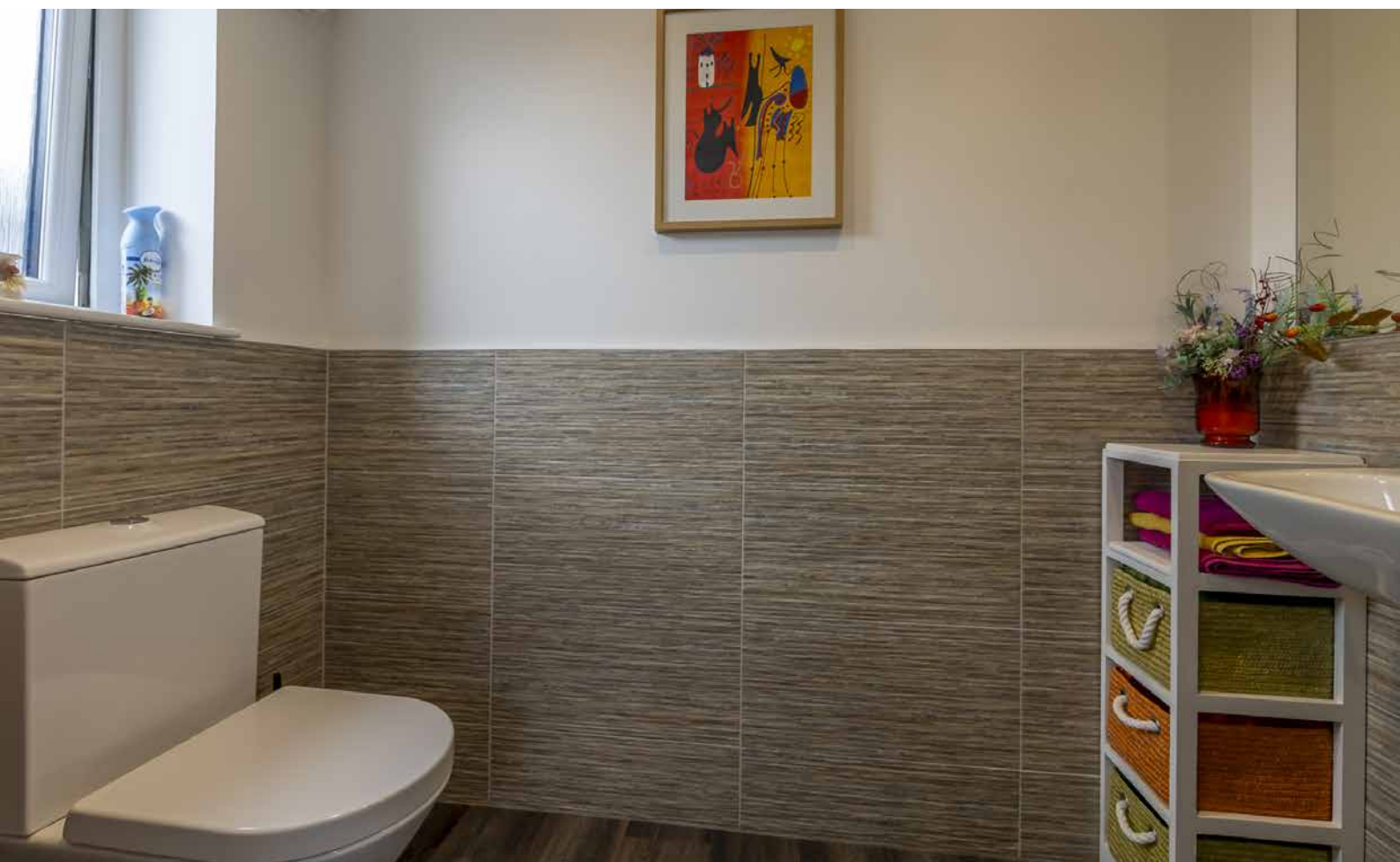


A particular highlight is the adjoining bright and versatile sunroom, which enjoys an abundance of natural light. This additional living space is ideal for casual dining, family gatherings, entertaining, working from home or simply relaxing and enjoying the sunshine. The ground floor is completed by a useful separate utility area, incorporating a matching gloss unit, together with a convenient WC, adding further practicality to the home.

THE SUNROOM



THE UTILITY & WC





The upper floor provides generous and well-designed sleeping accommodation. The luxurious primary bedroom suite offers a peaceful and private retreat, complete with a generous walk-through wardrobe and a stylish modern en-suite shower room. There are two further double bedrooms, providing excellent flexibility for family, guests or home working. One of the bedrooms benefits from a particularly useful deep-built walk-in wardrobe, providing excellent additional storage. A contemporary family bathroom with shower over the bath completes the first-floor accommodation.

THE BATHROOM



BEDROOM 1



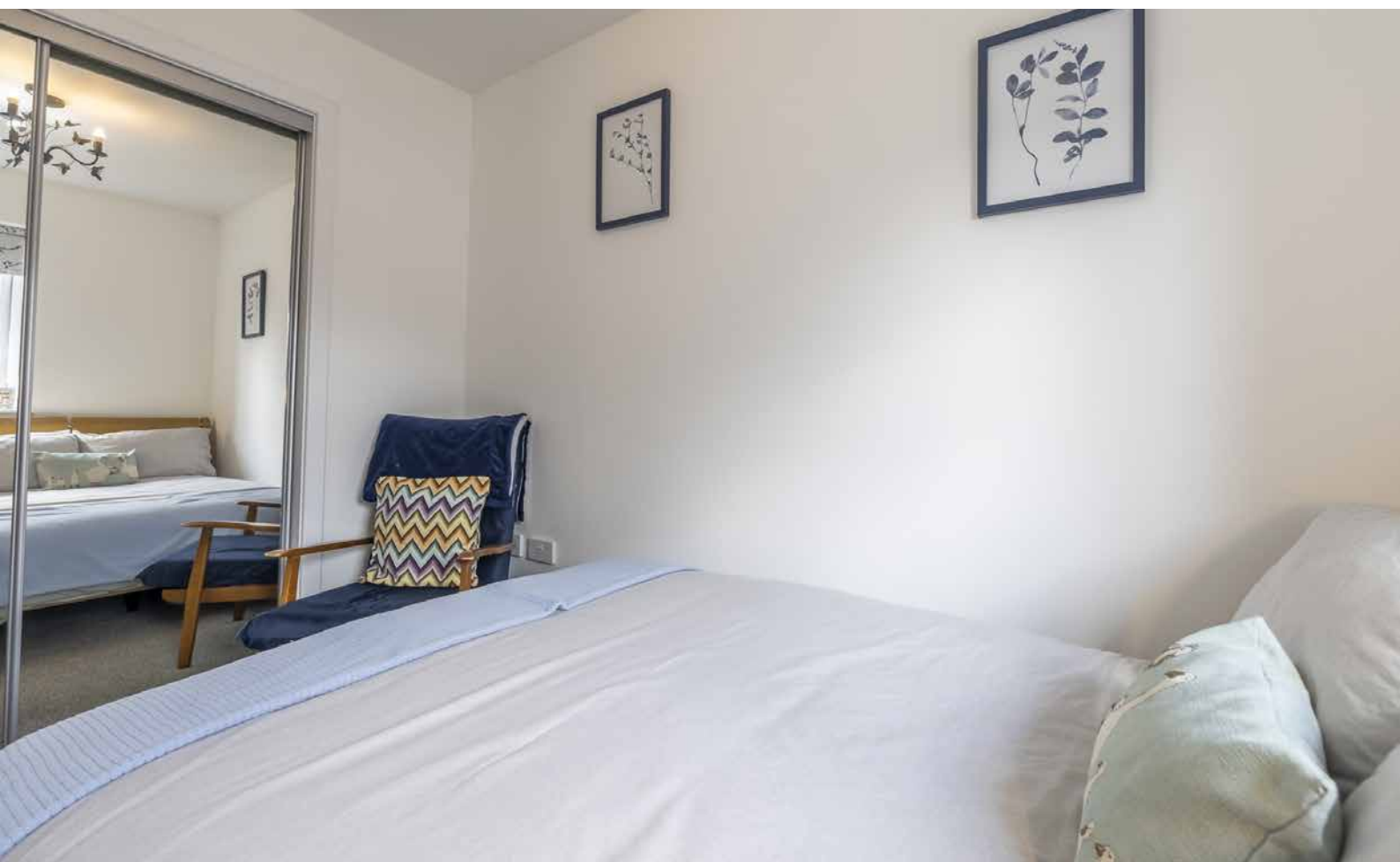
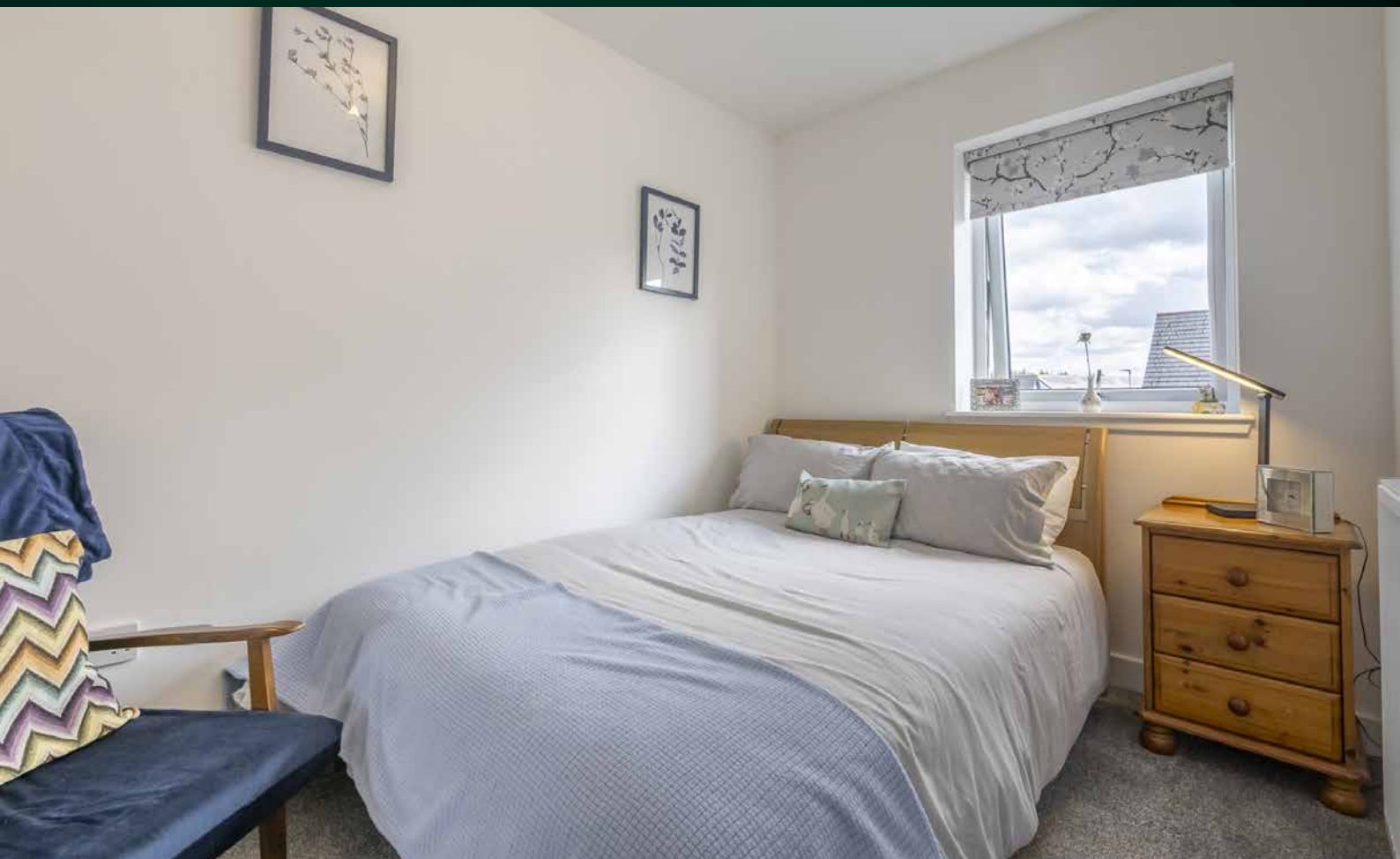
The luxurious primary bedroom suite offers a peaceful and private retreat



BEDROOM 2



BEDROOM 3



Externally, the property continues to impress with a low-maintenance rear garden, designed for easy enjoyment and entertaining. The attractive decking area provides the perfect spot for alfresco dining, summer gatherings or simply relaxing outdoors. The property benefits from an integral garage with access from the entrance hallway and a recently installed external, electric, roller door. This versatile space could be a garage or be converted to more accommodation, a games room, hobby space, home gym or workshop (subject to any required building warrants or planning if required). A private driveway, recently extended, providing parking for four cars further enhances the convenience of this excellent home.

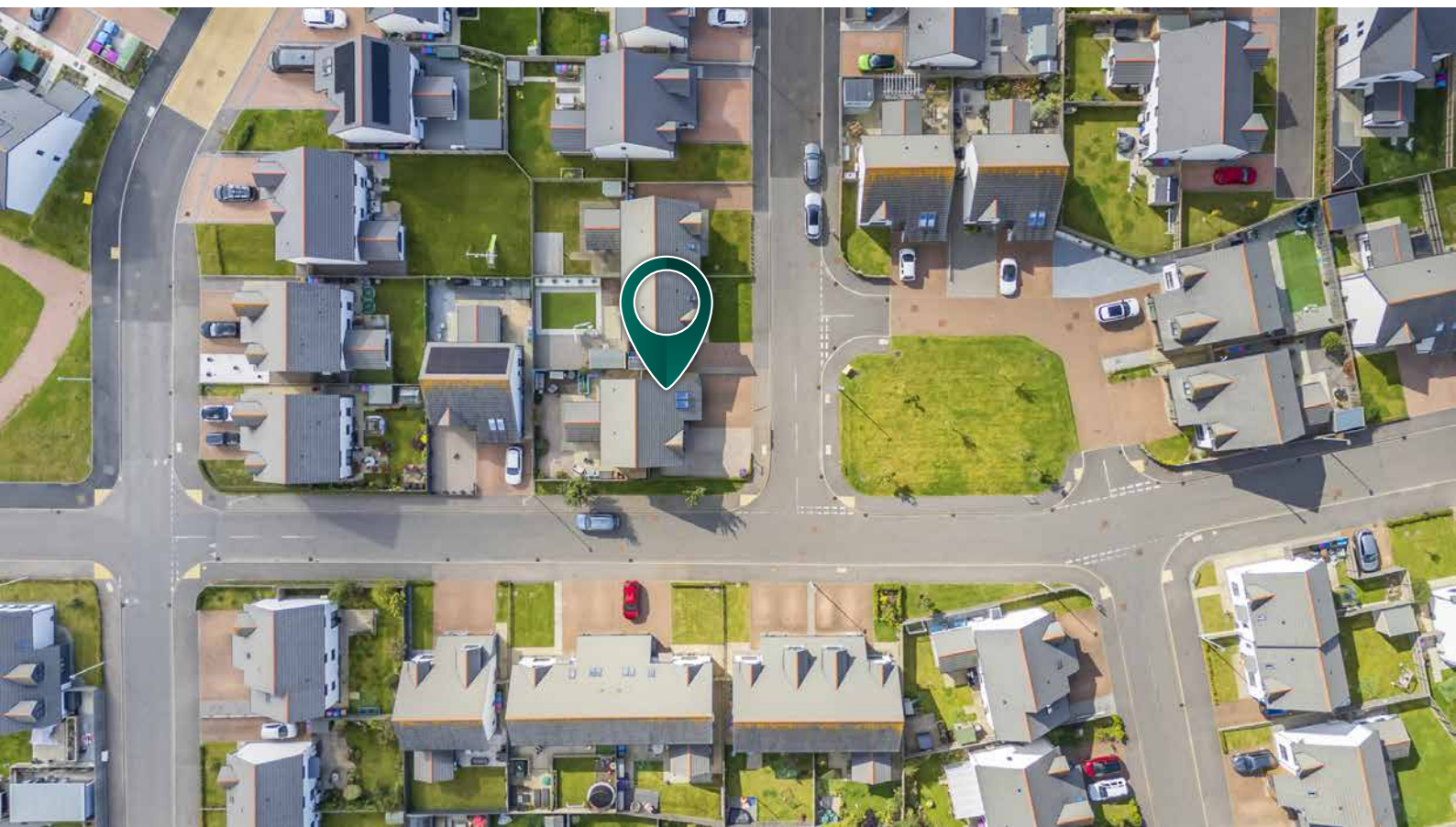
Further enhancing the home's appeal are quality flooring finishes and a Daikin hybrid air source and gas heating system, combining modern comfort with contemporary heating technology.

EXTERNALS





This exceptional detached property offers an outstanding blend of comfort, style, versatility and modern living in the popular Knockmie Braes development. With its beautifully presented interiors, contemporary kitchen, versatile sunroom, luxurious primary suite, generous bedrooms, excellent storage, private garden, flexible generous garage and modern heating system, this is a home that truly needs to be viewed to be appreciated.



This floor plan shows a 4-bedroom house with a garage and a conservatory. The layout includes a large lounge, a kitchen/diner, a conservatory, a garage, and three bedrooms. The house also features a bathroom, an en-suite, a utility room, and a WC. The dimensions for each room are provided in both meters and feet/inches.

Lounge
3.40m x 4.40m
(11'2" x 14'5")

Kitchen/Diner
5.50m x 3.01m
(18' x 9'10")

Conservatory
2.80m x 3.80m
(9'2" x 12'5")

Garage
3.20m x 5.20m
(10'6" x 17'1")

WC
2.10m x 1.10m
(6'11" x 3'7")

Utility
2.10m x 1.80m
(6'11" x 5'11")

Bedroom 2
3.40m x 3.30m
(11'2" x 10'10")

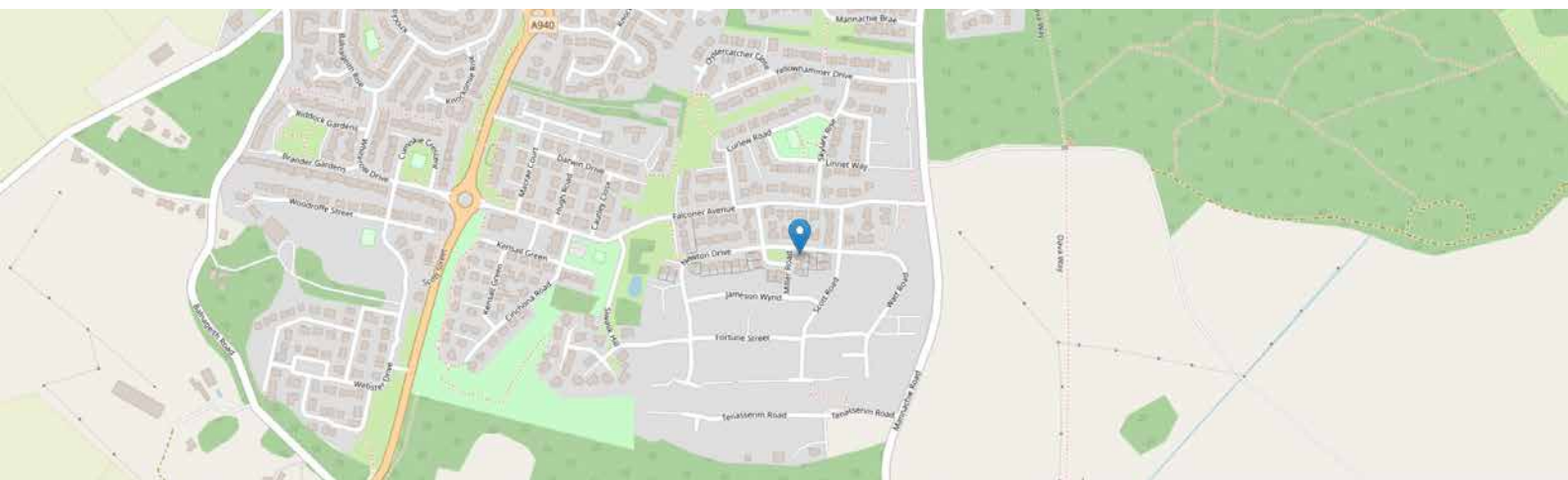
Bedroom 3
2.10m x 3.10m
(6'11" x 10'2")

Bathroom
2.39m x 1.70m
(7'10" x 5'7")

Bedroom 1
3.20m x 6.51m
(10'6" x 21'4")

En-suite
3.00m x 1.70m
(9'10" x 5'7")

Gross internal floor area (m²): 114m² | EPC Rating: C



THE LOCATION

The charming town of Forres, located on the stunning Moray coast, lies approximately 25 miles east of Inverness along the A96 trunk road, which also connects to Aberdeen. With a population of around 12,000, Forres offers a welcoming community and a rich history. Miller Road is part of a modern Springfield development that provides convenient access to local amenities, including the Co-Op and K's Café, perfect for last-minute essentials or catching up with friends over coffee.





The town centre and high street, just 1.4 miles away, boast a variety of shops, cafes, pubs, restaurants, and a large supermarket. Forres also features a modernised railway station with regular services to Inverness, Elgin, Aberdeen, and the Inverness Airport station (Dalcross), which offers a quick 21-minute journey to the airport. Both Applegrove Primary School and Forres Academy are within walking distance.

Moray and the Moray Coast are renowned for their breathtaking landscapes and rich history, offering a wide range of attractions. Forres, a multiple Britain in Bloom winner, even features in Shakespeare's Macbeth. The area is also a paradise for whisky enthusiasts, with 51 distilleries across Moray, including Forres' own Benromach and Dallas Dhu, both part of the Scottish Whisky Trail.

Inverness Airport, just 20 miles away, connects to numerous UK and international destinations. Outdoor enthusiasts will appreciate the nearby Cairngorm Mountains, an hour to the south, which provide opportunities for mountain biking, hiking, skiing, and snowboarding. Golfers can enjoy Forres' challenging course or visit the world-renowned links at Nairn and Castle Stuart.



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