

Rowanlea

51 PILMUIR ROAD, FORRES, MORAY, IV36 1HE



*EXTENSIVELY REFURBISHED AND MODERNISED
TO AN EXCEPTIONAL STANDARD THROUGHOUT*



01542 280 444



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Rarely does a property of this character, quality and setting come to the market, and 51 Pilmuir Road represents a genuinely exceptional opportunity to acquire a beautifully modernised stone cottage set within grounds of approximately half an acre in one of Forres' most desirable residential addresses.

Extensively refurbished and modernised to an exceptional standard throughout, the property combines the timeless appeal of traditional stone construction with the comfort and efficiency of a thoroughly contemporary home. Every element of the interior has been carefully considered, from the recently installed kitchen and bathrooms to the addition of solar panels with battery storage, fitted by local specialists AES Solar some four years ago, and a HIVE smart heating system, ensuring the home is as practical and cost-efficient as it is beautiful. The result is a home that is truly walk-in ready, requiring nothing further of its new owners but to settle in and enjoy it.





The accommodation is entered via a well-appointed vestibule, where a uPVC timber-effect door with side window draws in natural light and sets a welcoming tone. Thoughtfully plumbed for a washing machine and tumble dryer with shelving alongside, this versatile space serves equally well as a utility room, keeping the main living areas free from the demands of daily life.

Beyond lies the recently fitted kitchen, a calm and elegant space finished in neutral tones with slimline granite worktops and a generous run of upper and lower cabinets. An oven, gas hob and dishwasher are all integrated, with space provided for an American-style fridge freezer. A one-and-a-half bowl stainless steel sink sits below a window framing views directly onto the beautiful rear garden.



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The kitchen flows naturally into the generous open-plan sitting room, anchored by a recently installed multi-fuel burner set within a handsome sandstone surround, a striking centrepiece that brings warmth and atmosphere in equal measure. The central staircase rises from this space with quiet architectural confidence. A well-proportioned double bedroom on the ground floor provides excellent flexibility, whether for guests, multigenerational living or a dedicated home office, and recently granted planning permission for a ground-floor shower room adds further scope to this already versatile space.







Completing the ground floor accommodation is the wonderful sunroom, a bright and inviting retreat that has been enhanced with a new roof and upgraded insulation, rendering it a genuinely usable and enjoyable space throughout every season. Doors from here open directly onto the garden, creating a seamless connection between inside and out.

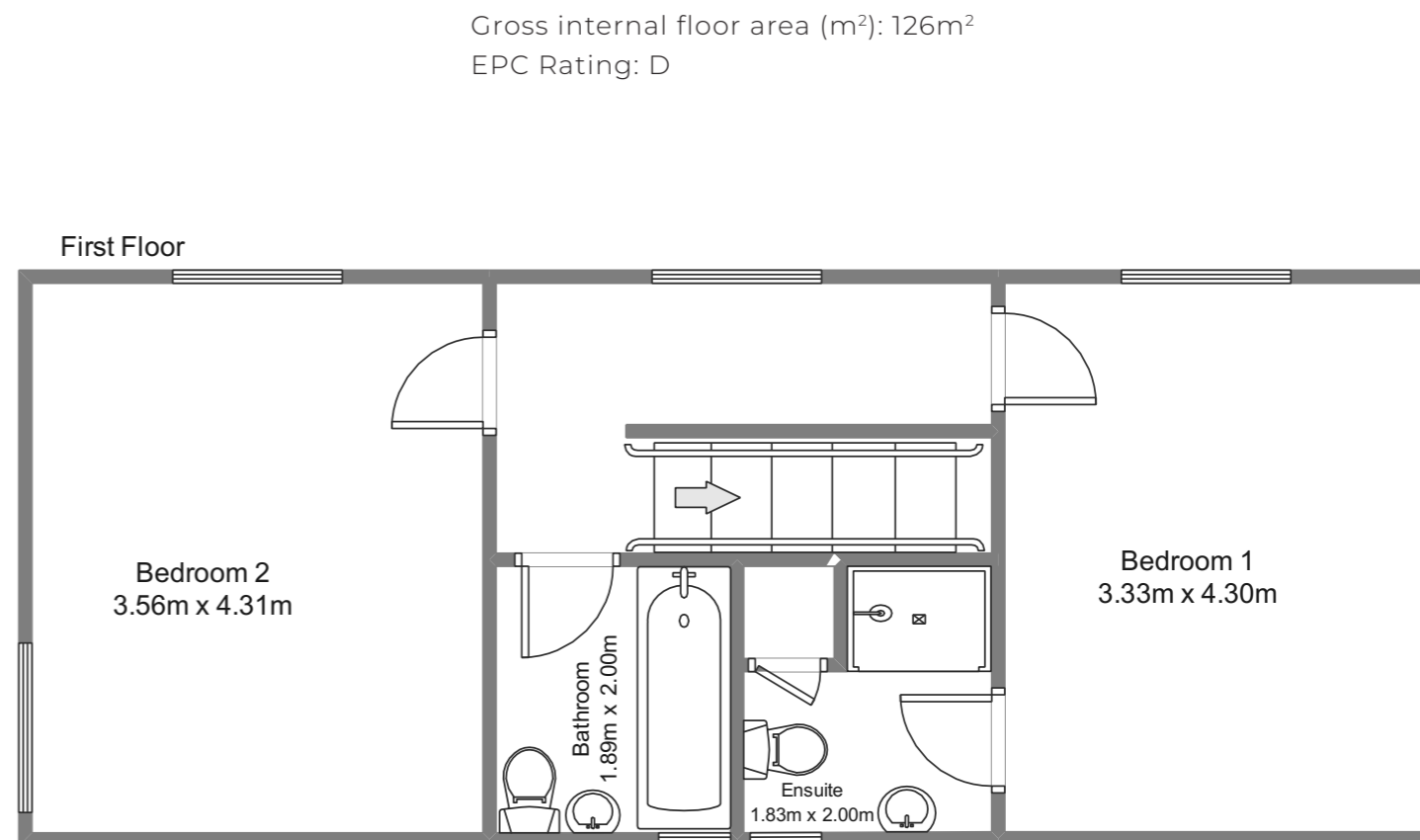
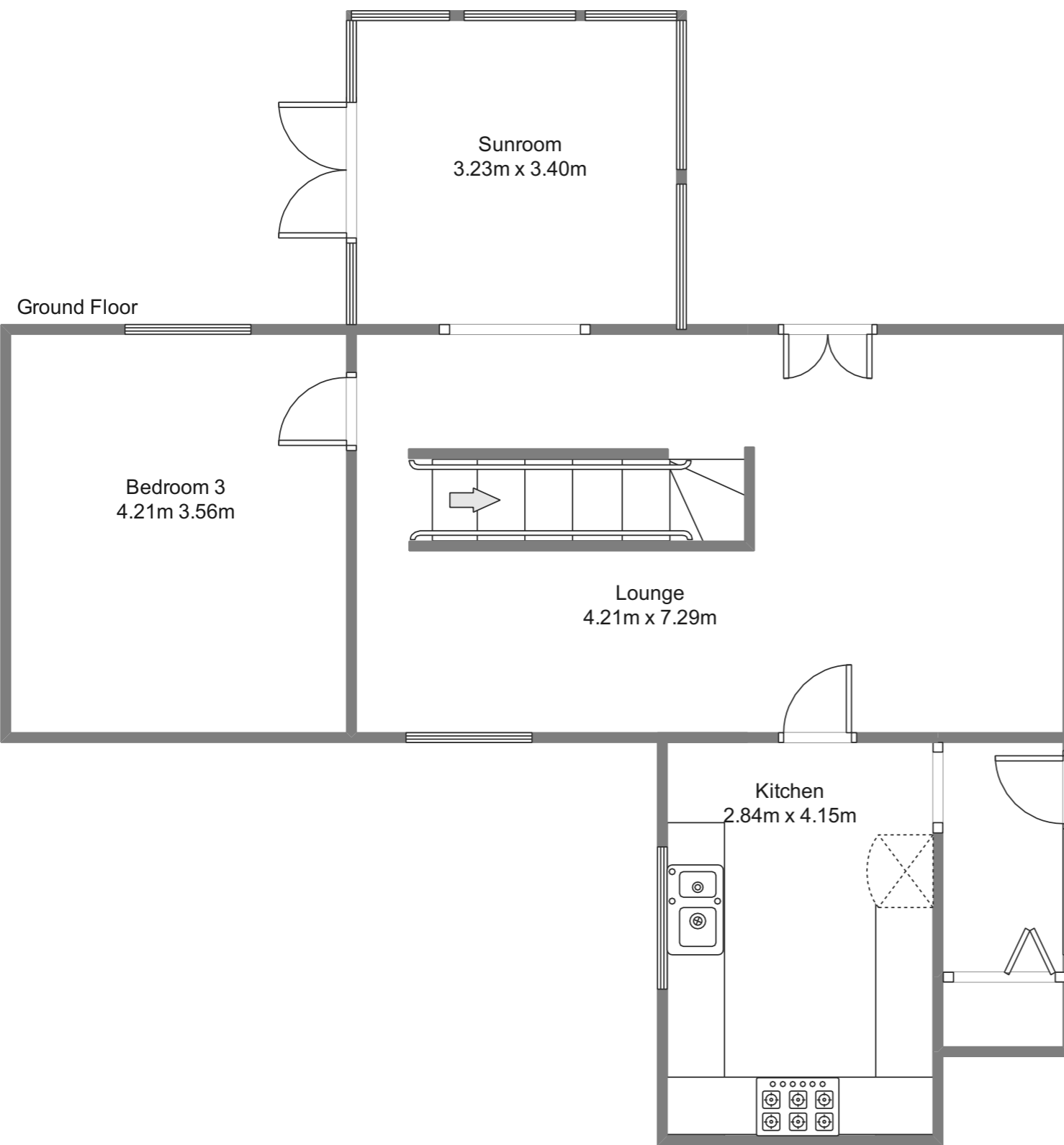


The upper floor is reached via the central staircase and offers two further double bedrooms, both well-proportioned and filled with natural light. The family bathroom is finished to a high standard, with a mains shower above the bath, digital shower controls and full wet wall panelling to the bath surround. The partially floored and fully insulated loft provides excellent additional storage.



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Gross internal floor area (m²): 126m²
EPC Rating: D



The garden at 51 Pilmuir Road is, quite simply, extraordinary. Extending to approximately half an acre and enjoying a south-westerly aspect that ensures sunshine throughout the day and well into the evening, it is a space of rare beauty, tranquillity and practicality. Mature trees, established shrubs and carefully tended flowerbeds create a sense of lush seclusion, while pear and apple trees lend a wonderful sense of seasonal rhythm to the grounds.



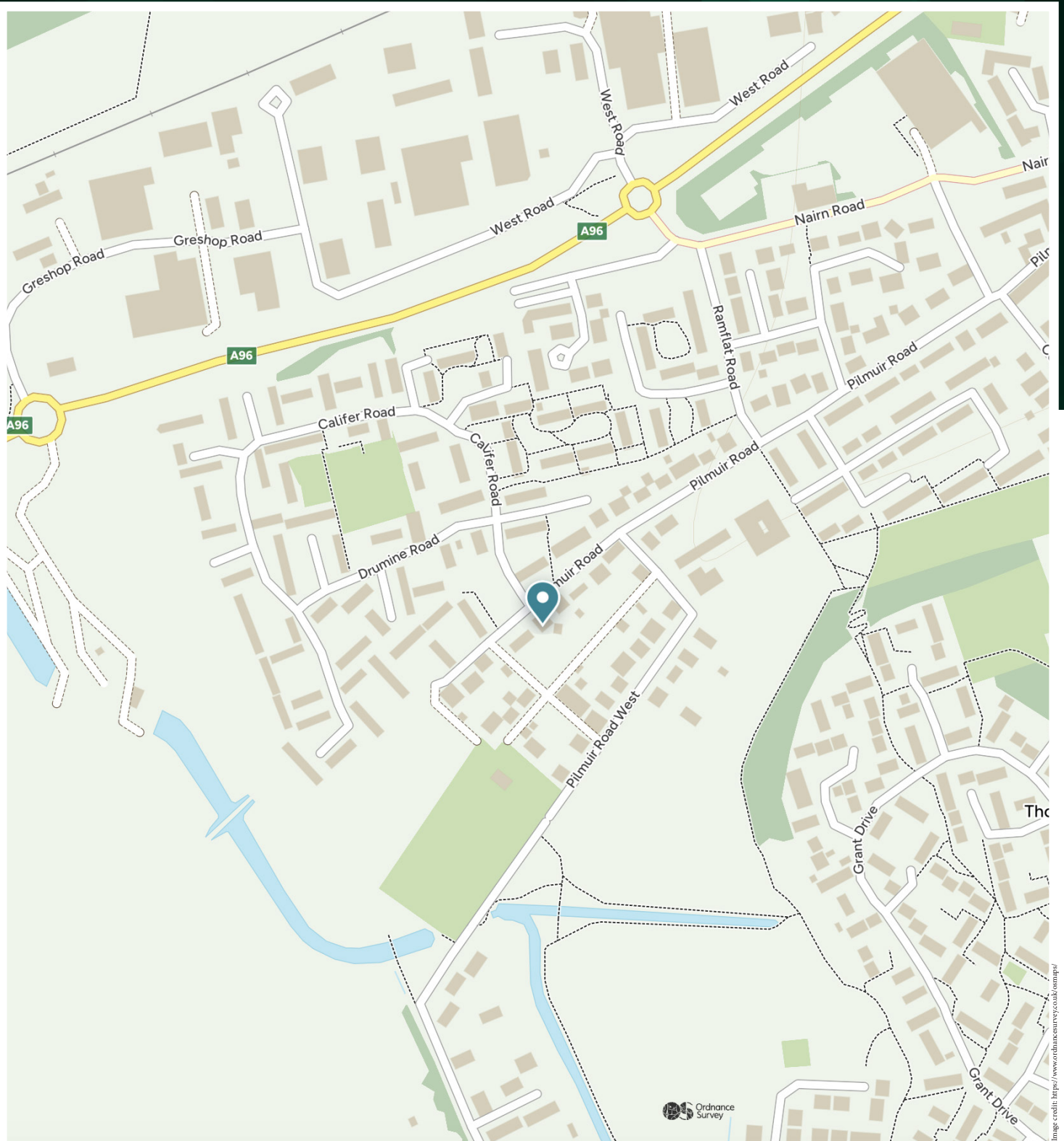
A dedicated vegetable garden with raised planters, a greenhouse and a Japanese-inspired garden area speak to the thought and care that has been lavished on this space over the years. For those who love to entertain and unwind outdoors, the garden offers everything one could wish for. A beautifully crafted timber garden room, currently enjoyed as a barbecue and whisky hut, provides a charming and characterful social space, while a hot tub completes what is an outdoor lifestyle of the very highest order. This is a garden to be lived in, and one that will be cherished for years to come.



Forres is a well-regarded town in the northeast 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 just minutes 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01542 280 444

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



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Text and description
NADIA HULME
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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