

62 Knockomie Rise

FORRES, MORAY, IV36 2HG



*EXCEPTIONAL FOUR-BEDROOM
DETACHED HOME IN KNOCKOMIE RISE*



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Occupying a sought-after position within the popular Knockomie Rise development in Forres, this exceptional four-bedroom detached family home has been comprehensively upgraded by its current owners to an outstanding standard. Immaculately presented and finished in soft tones throughout, this is a property that is genuinely ready to move straight into, with no work required and nothing left to do.

The ground floor is immediately impressive, centred around a bright and spacious open-plan lounge, kitchen and dining area that benefits from windows to both the front and rear, allowing natural light to stream through the full depth of the home.

The Property

The kitchen is brand new and fitted to a high specification, with sleek contemporary units, integrated double ovens, induction hob and cooker hood. The dining area is a particularly inviting space, opening through French doors directly onto the rear garden. Planning permission has already been granted for a sun room off this area, presenting an exciting opportunity for a future owner to extend the ground floor living space with minimal planning hurdles.









A separate utility room provides useful additional laundry and storage space, and the newly fitted downstairs WC further enhances the functionality of the ground floor layout.



On the upper floor, four generously proportioned double bedrooms are bright and well-proportioned, decorated in soft tones that create a calm and welcoming feel. Three of the bedrooms benefit from built-in double wardrobes, while the principal bedroom is served by a brand new en-suite shower room finished to a high standard. The family bathroom has a contemporary three-piece suite and shower over the bath.







Bedroom 2





Bedroom 3



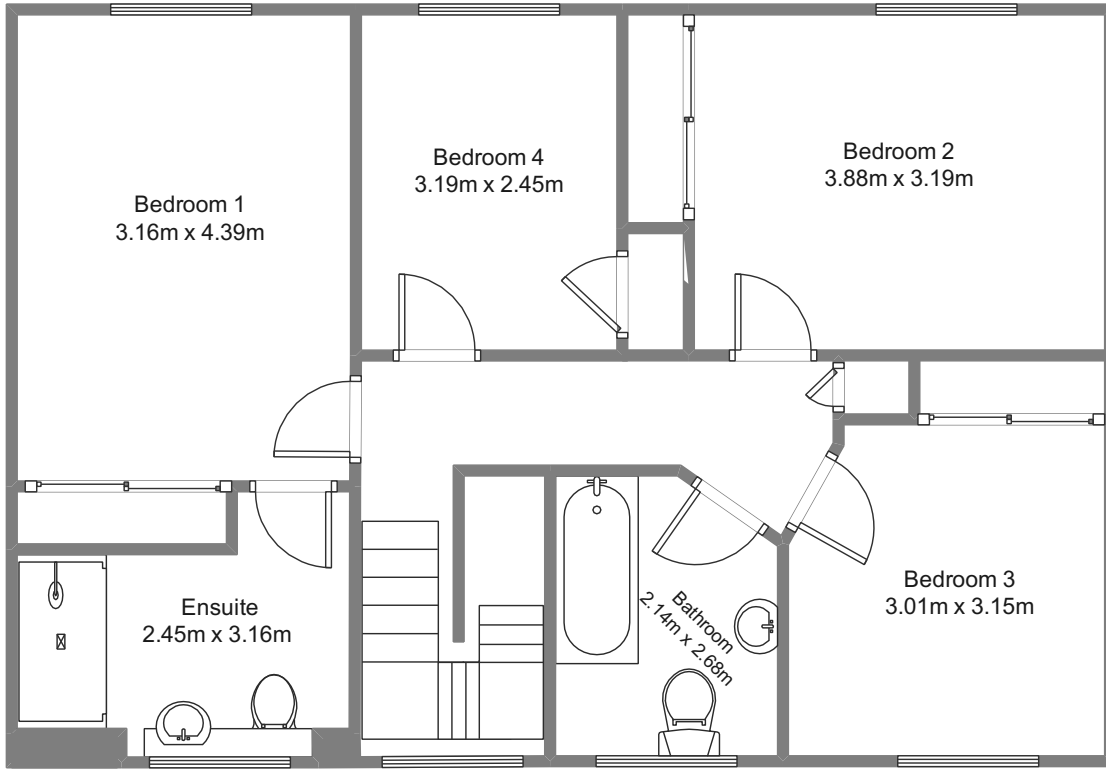


Bedroom 4

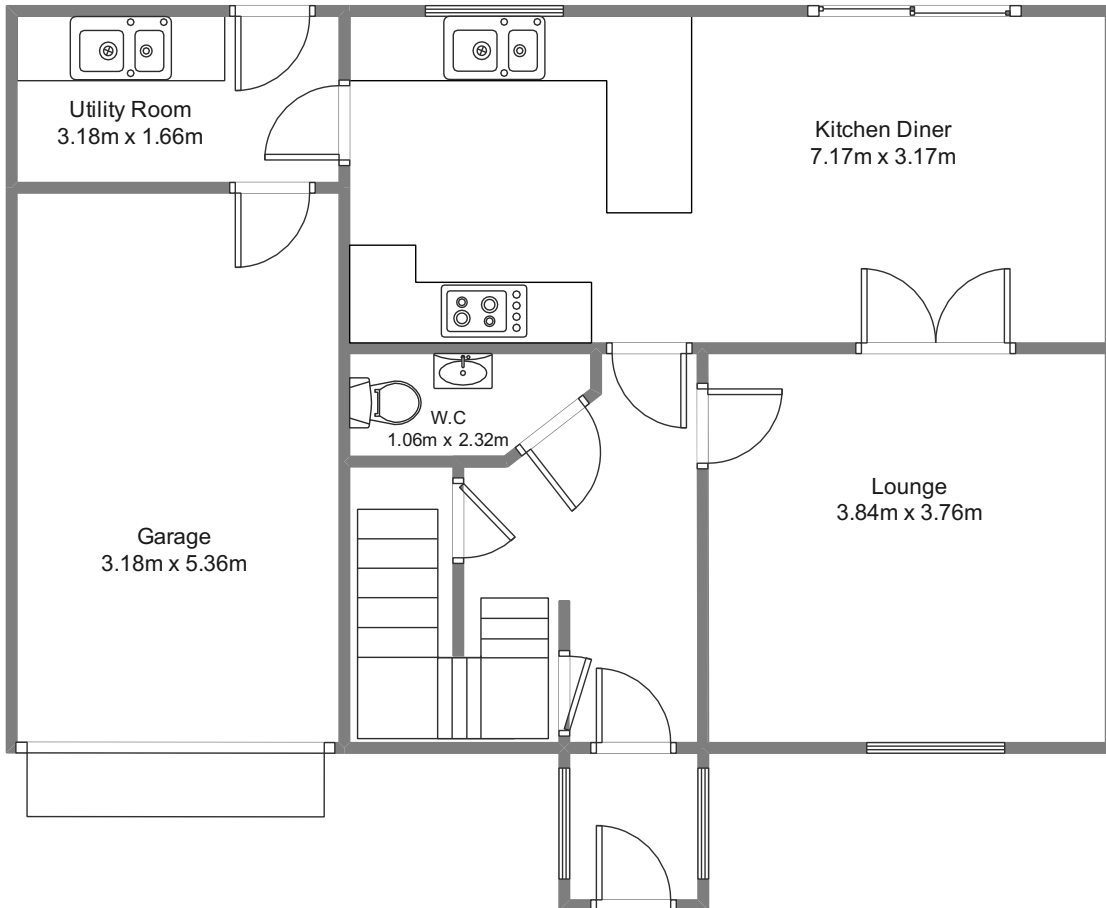




First Floor



Ground Floor



Gross internal floor area (m²): 151m²

EPC Rating: C



Outside, the south-facing rear garden is a particularly attractive feature, basking in sunshine throughout the day. Enclosed gardens wrap around the front, side and rear of the property, offering a good degree of privacy alongside well-established planted beds and a variety of mature trees and shrubs. The rear garden is predominantly laid to lawn with a generous patio area perfectly positioned to make the most of the southerly aspect, ideal for outdoor dining and entertaining through the warmer months.

To the front, a large block-paved driveway provides ample off-street parking and leads directly to the integral garage. A large shed with power and light offers excellent additional storage or workshop space, with a further garden shed also included.

Additional benefits include timber double glazing and gas central heating. This is a rare opportunity to acquire a truly immaculate family home in walk-in condition, and early internal viewing is strongly recommended to fully appreciate the quality and presentation on offer.



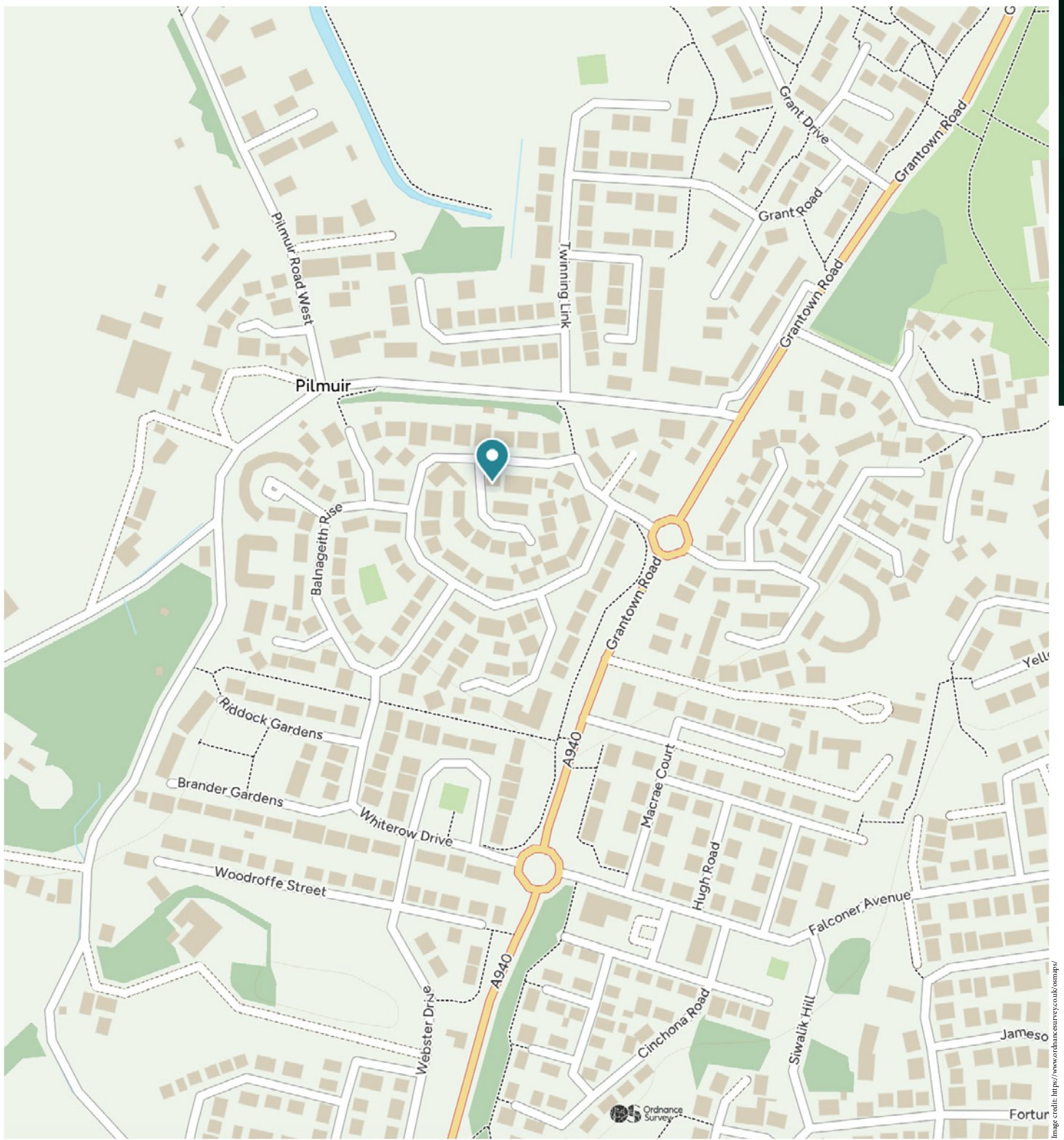




Forres is a thriving market town in the heart of Moray, consistently recognised as one of Scotland's most beautiful and liveable communities. Perfectly positioned between Inverness and Elgin, the town enjoys excellent transport links via the A96 and mainline rail connections, making it a popular choice for commuters and families alike.

The town centre offers a wide range of independent shops, cafes and amenities, while the surrounding area provides outstanding opportunities for outdoor pursuits including walking, cycling and golf. Highly regarded local schooling is available at both primary and secondary level, and the stunning Moray coastline and Cairngorms National Park are both within easy reach.

The Location



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THE SUNDAY TIMES
THE TIMES



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