

# 1E Siwalik Hill

FORRES, MORAY, IV36 2PH



*Stunning four-bedroom detached family home on a sought-after corner plot in Forres, finished to an exceptional standard throughout*



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Positioned on an enviable corner plot within one of Forres's most sought-after residential addresses, this exceptional four-bedroom detached home represents a rare opportunity to acquire a property that has been significantly and lovingly upgraded by its current owners. From the quality to the thoughtful details throughout, this is a home that genuinely inspires pride of ownership.

# THE KITCHEN/DINER



The ground floor is immediately welcoming, with a bright, well-proportioned hallway finished in Karndean flooring that flows into the striking open-plan kitchen and dining area. The kitchen has been fitted to a high specification, incorporating a five-ring gas hob, integrated oven, dishwasher and extractor hood alongside generous pull-out storage and a beautifully appointed composite sink with waterfall tap.



The dining area has been recently enhanced by a beautifully installed panelled wall, a striking feature that lends the whole space real personality and presence. French doors open directly onto the garden, creating a seamless connection between inside and out.



The spacious lounge to the front features a generous bay window, drawing light deep into the room and creating a particularly bright and comfortable living space. A well-appointed downstairs WC completes the ground-floor accommodation.

# THE LOUNGE





On the upper floor, four good-sized double bedrooms offer flexible family living, three of which benefit from built-in double wardrobes. The principal bedroom is served by its own impressive en-suite shower room, while the family bathroom is finished in classic white with a three-piece suite, shower over the bath and built-in under-sink storage. The wool carpets throughout lend warmth and quality to every room.

## THE BATHROOM



# BEDROOM 1



The principal bedroom is served by its own impressive en-suite shower room



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



Outside, the gardens have been thoughtfully transformed by the current owners and are presented to a genuinely excellent standard. New double fencing creates a high degree of privacy to the rear, with the lawned garden complemented by flower borders, and a paved patio area ideal for entertaining or simply enjoying the sun. A quality timber shed with a solid concrete base, exterior electric points and a conveniently positioned outside tap add considerable practicality for keen gardeners. To the front, a large loc-bloc driveway provides generous parking, with the integral garage benefiting from newly fitted electric doors.

The garage also has a utility area to the rear with a sink and room for a tumble dryer and the washing machine if required.

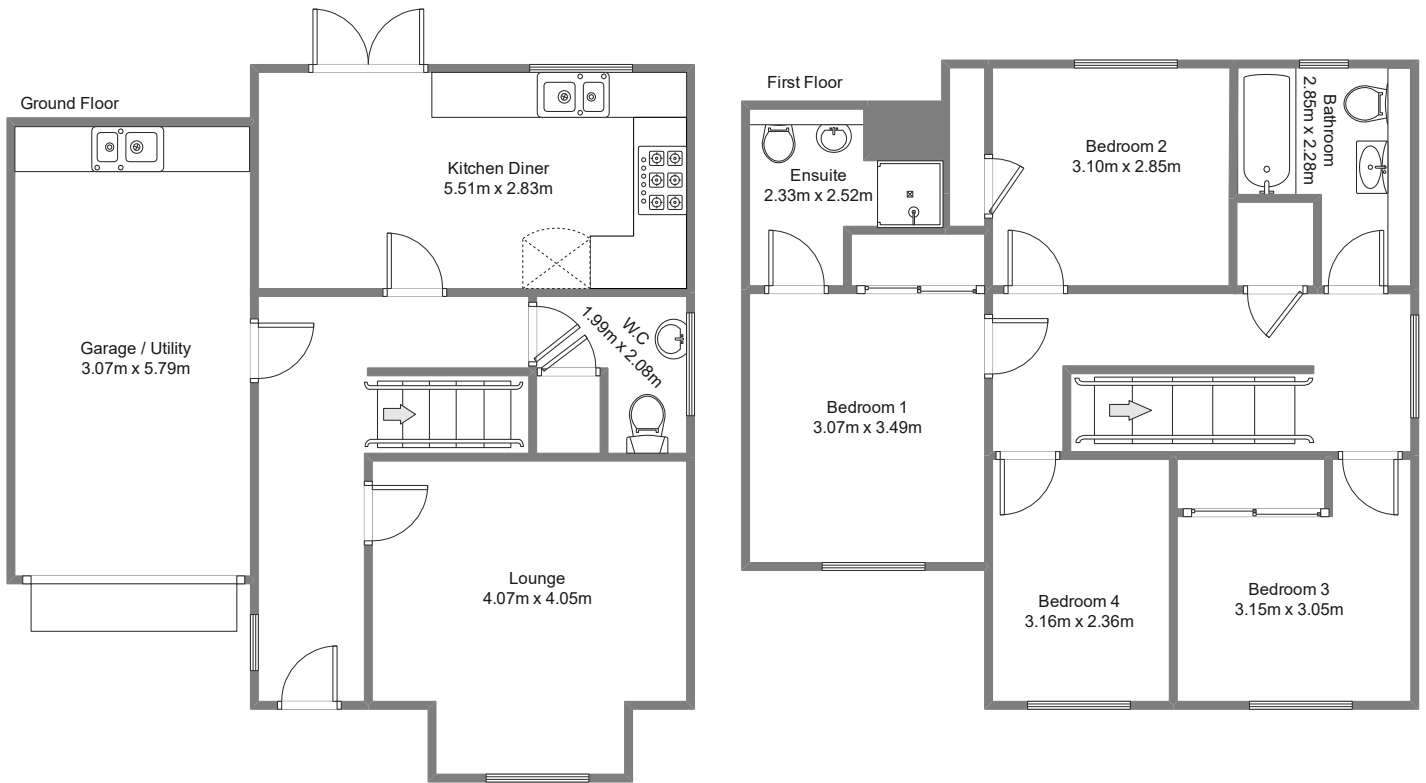
Further benefits include hybrid heat pump central heating, serviced in November 2025, UPVC double glazing throughout, a Ramsey loft ladder and partially floored loft space for additional storage.

This is a home that has been finished to a standard that is immediately apparent on arrival and only confirmed further on viewing. Early internal inspection is highly recommended to appreciate everything this remarkable family home has to offer.

# EXTERNALS

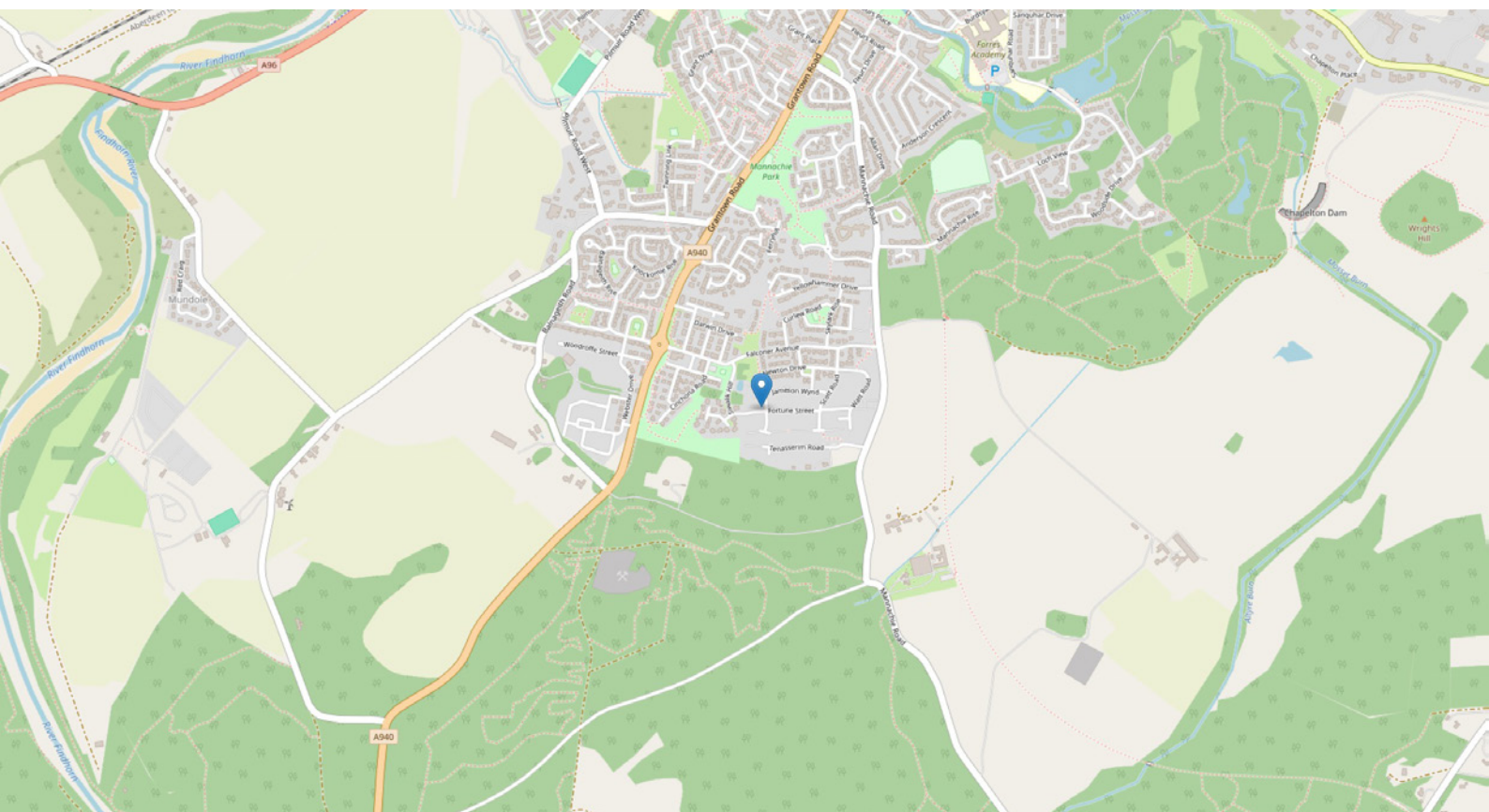


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 115m<sup>2</sup> | EPC Rating: B



# THE LOCATION

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.



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THE SUNDAY TIMES  
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