

36 Anderson Crescent

FORRES, MORAY, IV36 1ND



A beautifully presented and recently refurbished two-bedroom end-terraced home, offering stylish modern accommodation



01542 280 444



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



A beautifully presented and recently refurbished two-bedroom end-terrace home, situated in a popular residential area of Forres. The property has undergone a comprehensive programme of improvements, including new UPVC doors, wall insulation and re-plastering, creating a stylish, modern and move-in-ready home.

THE LIVING ROOM



The welcoming living room features a recently installed log burner with a slate hearth and attractive tiled surround, set within a contemporary media wall to create an excellent focal point and a cosy space for relaxing. The room benefits from a large window overlooking the wonderful secluded garden, filling the space with natural light while enjoying a lovely outlook over the private grounds.

THE KITCHEN



The modern kitchen is fitted with a good range of units and integrated appliances including a fridge, freezer, dishwasher, oven and induction hob. A particular feature is the high-quality Silestone quartz worktops, providing a luxurious and durable finish and representing a significant investment in the kitchen. Throughout the property, oak doors, quality LVT (Luxury Vinyl Tile) flooring and carpeting add to the high standard of finish.



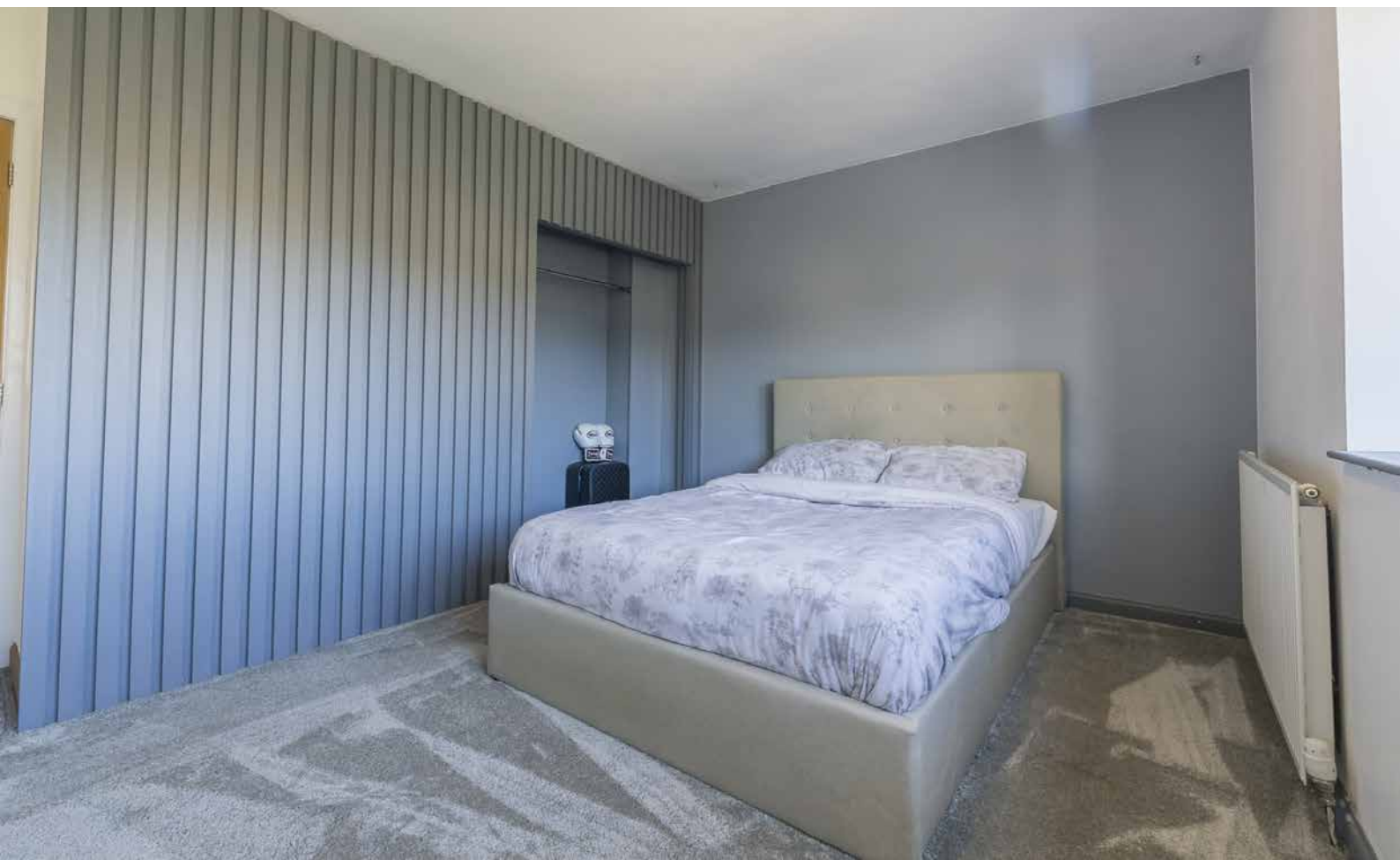
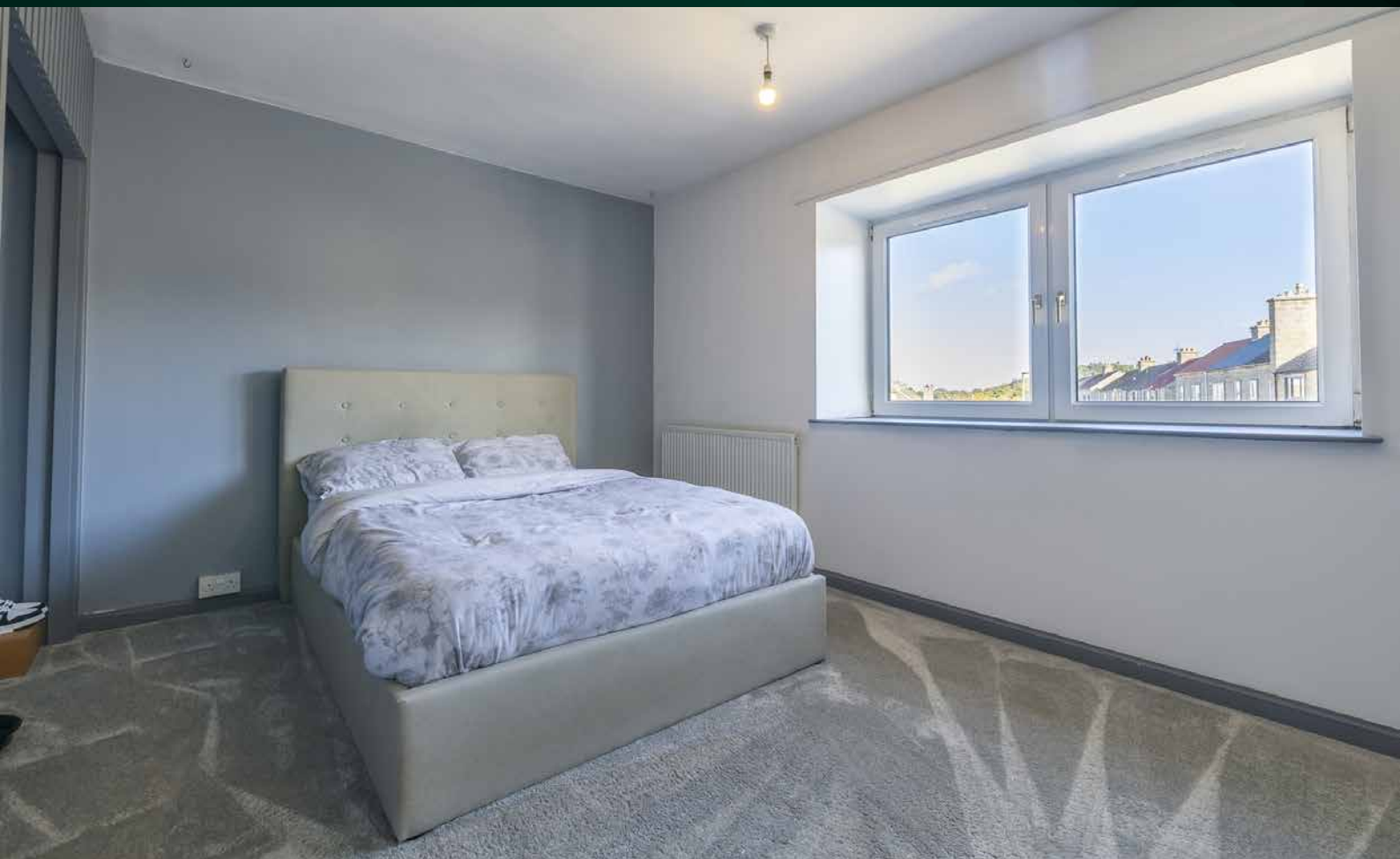


Upstairs, the newly installed shower room is fully tiled and stylishly finished, with a generous walk-in shower. The principal bedroom is particularly impressive in size and benefits from two open built-in wardrobes, while the second bedroom is a good-sized double, providing excellent flexibility for guests, children or home working.

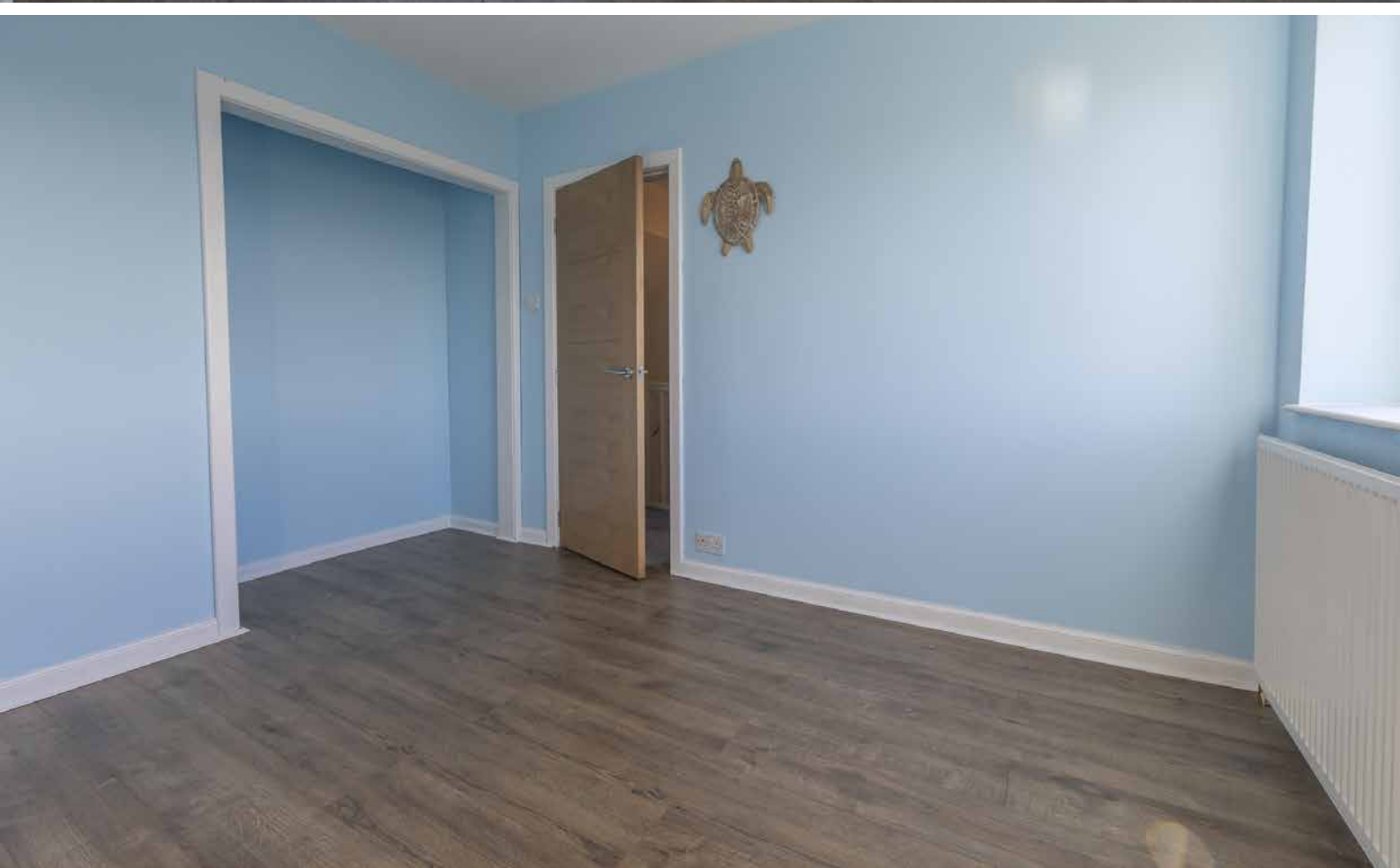
THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



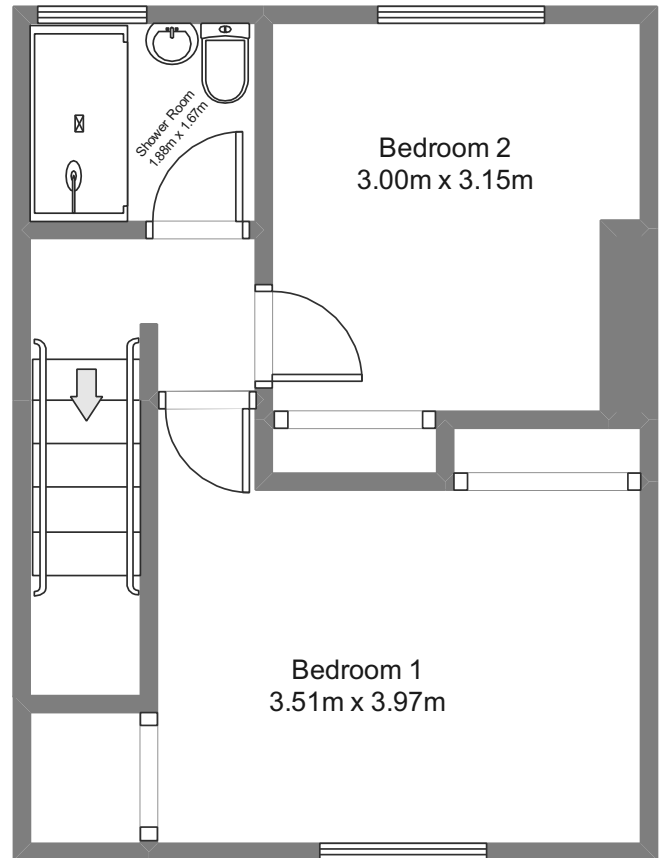
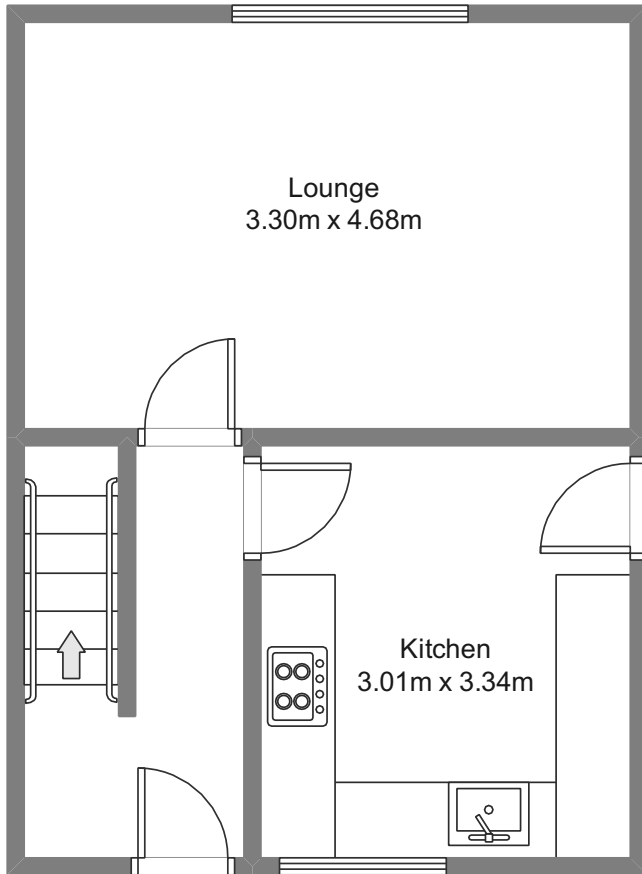
The garden is a real highlight of this property. Exceptionally generous for an end terrace, it is predominantly laid to lawn and offers a wonderful degree of privacy with no overlooking. There is plenty of space for outdoor entertaining, children and pets, together with a large summer house, two timber sheds and a separate enclosed area for dogs. An established apple tree adds further character. To the front, a substantial driveway provides parking for approximately five cars. There is also current planning permission for a large garage under planning reference 23/01771/APP, offering excellent potential for additional parking, storage or workshop space.

Overall, this is an excellent opportunity to purchase a refurbished two-bedroom end-terrace house in Forres, combining a modern, high-quality interior with a superb private garden, substantial driveway, excellent storage and planning permission for a large garage.

EXTERNALS

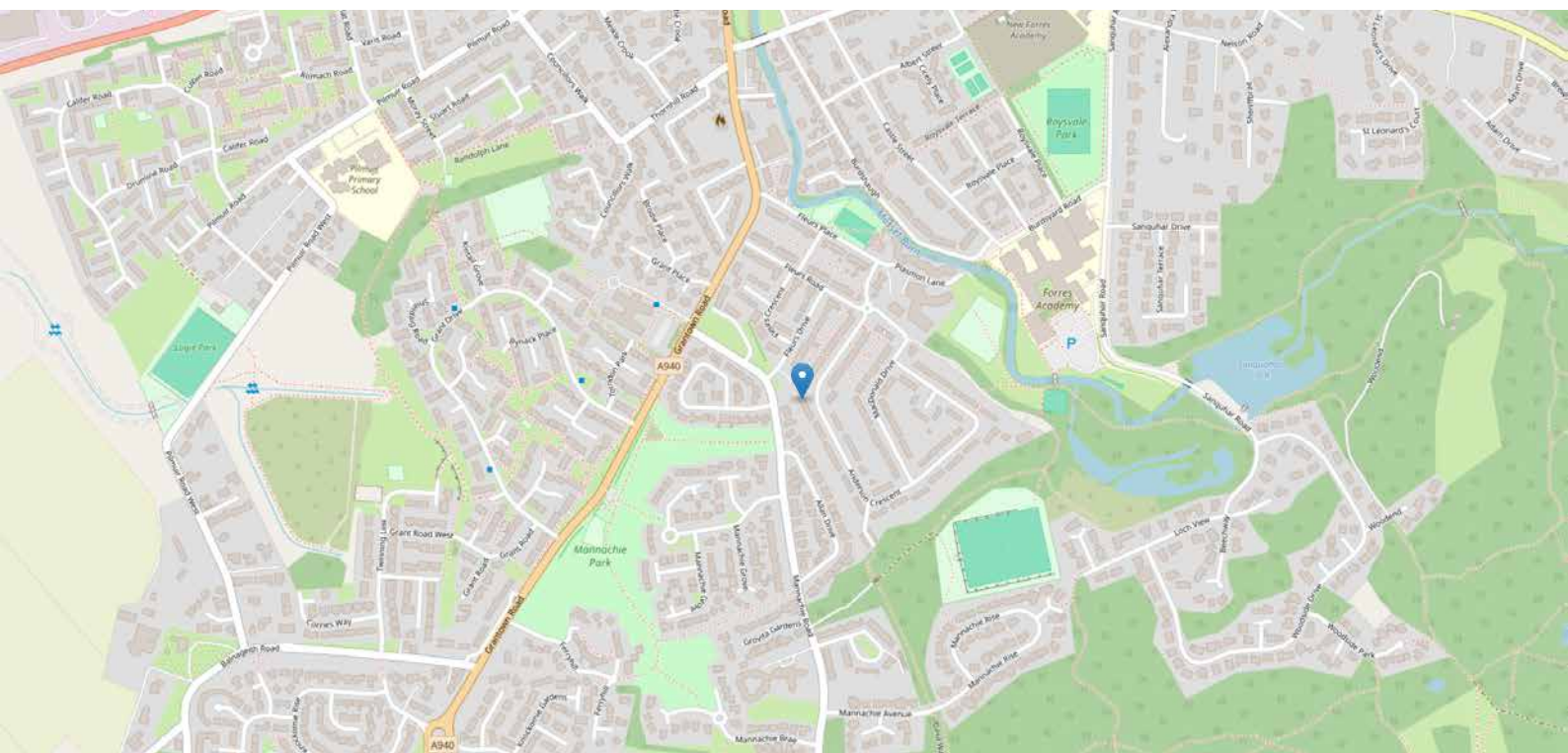


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 69m² | EPC Rating: D



THE LOCATION

Forres is one of Moray's most desirable towns, offering an excellent combination of traditional character, modern amenities and easy access to the surrounding countryside. Set between the Moray coast and the Cairngorms, the town provides an attractive lifestyle for families, couples, professionals and those looking to enjoy everything the area has to offer.





The town has a wide range of amenities including independent shops, supermarkets, cafés, restaurants, schools, healthcare facilities and leisure opportunities. Forres is particularly well known for its attractive parks and green spaces, while the surrounding area offers excellent opportunities for walking, cycling and enjoying the beautiful Moray countryside.

The nearby coastline provides a selection of stunning beaches and coastal walks, while the historic towns and villages of Moray are all within easy reach. Elgin, the main commercial centre of Moray, is approximately 20 minutes away by car and offers a wider selection of retail, professional and leisure facilities.

Forres also benefits from excellent transport connections, including a railway station with services towards Inverness and Aberdeen, while Inverness Airport is readily accessible for those travelling further afield.



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



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ALLY CLARK
Designer

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