

9 Watt Road

FORRES, MORAY, IV36 2PZ



A luxuriously upgraded two-bedroom ground-floor apartment with woodland outlook in a peaceful yet convenient Forres location



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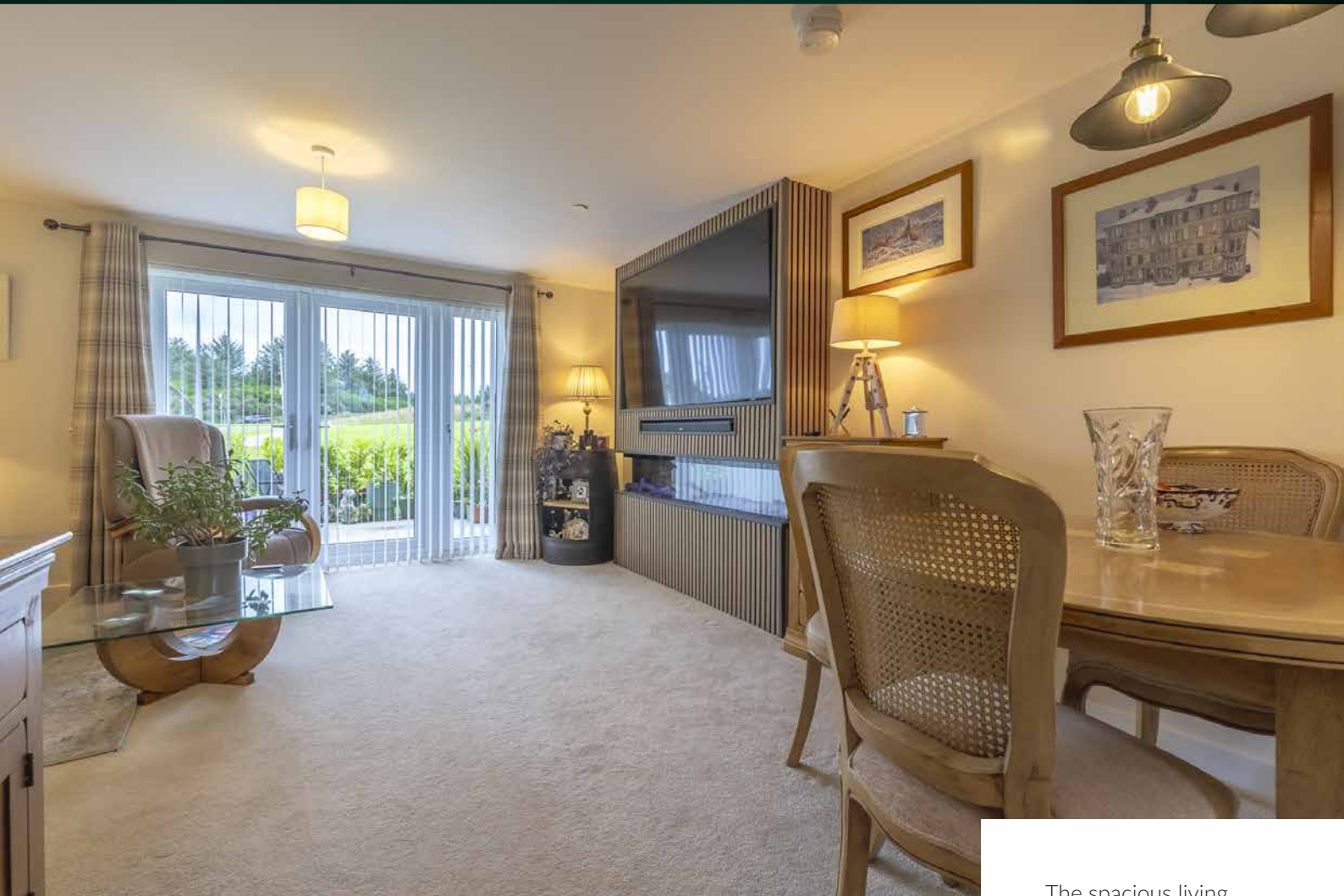
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A beautifully presented and thoughtfully upgraded two-bedroom ground-floor apartment, enjoying a peaceful outlook towards Sanquhar Woodland. Built by Springfield Properties just last year, this impressive home has been finished by the current sellers to a high specification and benefits from approximately eight months remaining on the Springfield aftersales package.

From the moment you enter, the property feels stylish, calm and exceptionally well finished. Soft neutral tones flow throughout, complemented by a number of carefully selected upgrades that elevate the apartment beyond the standard new-build specification.

THE LIVING ROOM



The spacious living room is a particular highlight, with patio doors opening onto the private patio garden and enjoying a lovely outlook towards Sanquhar Woodland. A contemporary wood-effect media wall creates an attractive focal point, while the woodland setting provides a wonderfully peaceful backdrop.

THE KITCHEN



The kitchen is finished in a timeless neutral style and fitted with a full range of integrated appliances, including a washing machine and tumble dryer. Further upgrades include a boiling water tap, wine cooler and quality composite sink, creating a beautifully practical and well-equipped space.



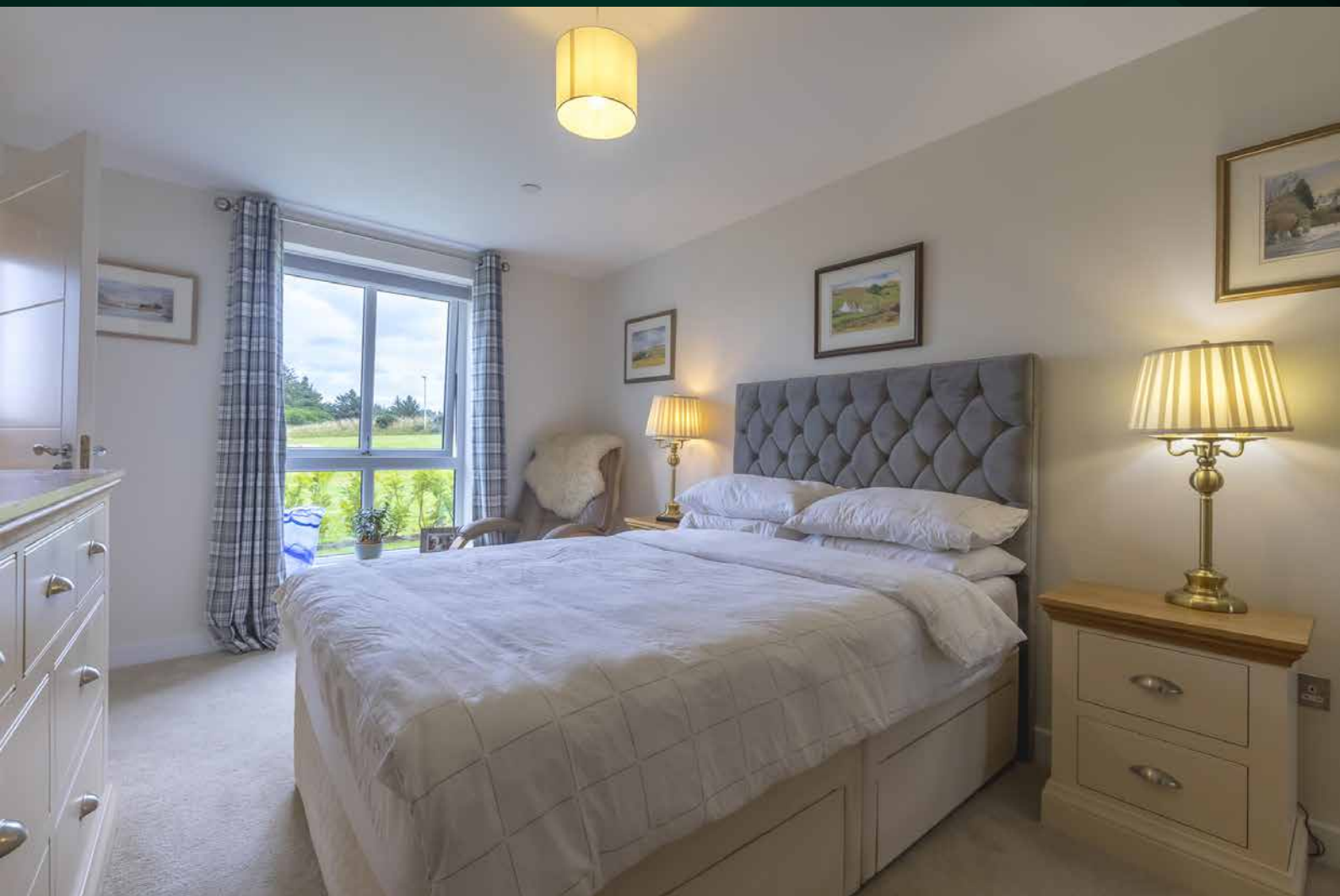


The generous principal bedroom benefits from a walk-in wardrobe and stylish en-suite with walk-in shower. The second double bedroom offers excellent flexibility as a guest room, home office or additional living space. The main shower room has been upgraded by the sellers with full tiling, providing a particularly smart and luxurious finish.

THE SHOWER ROOM



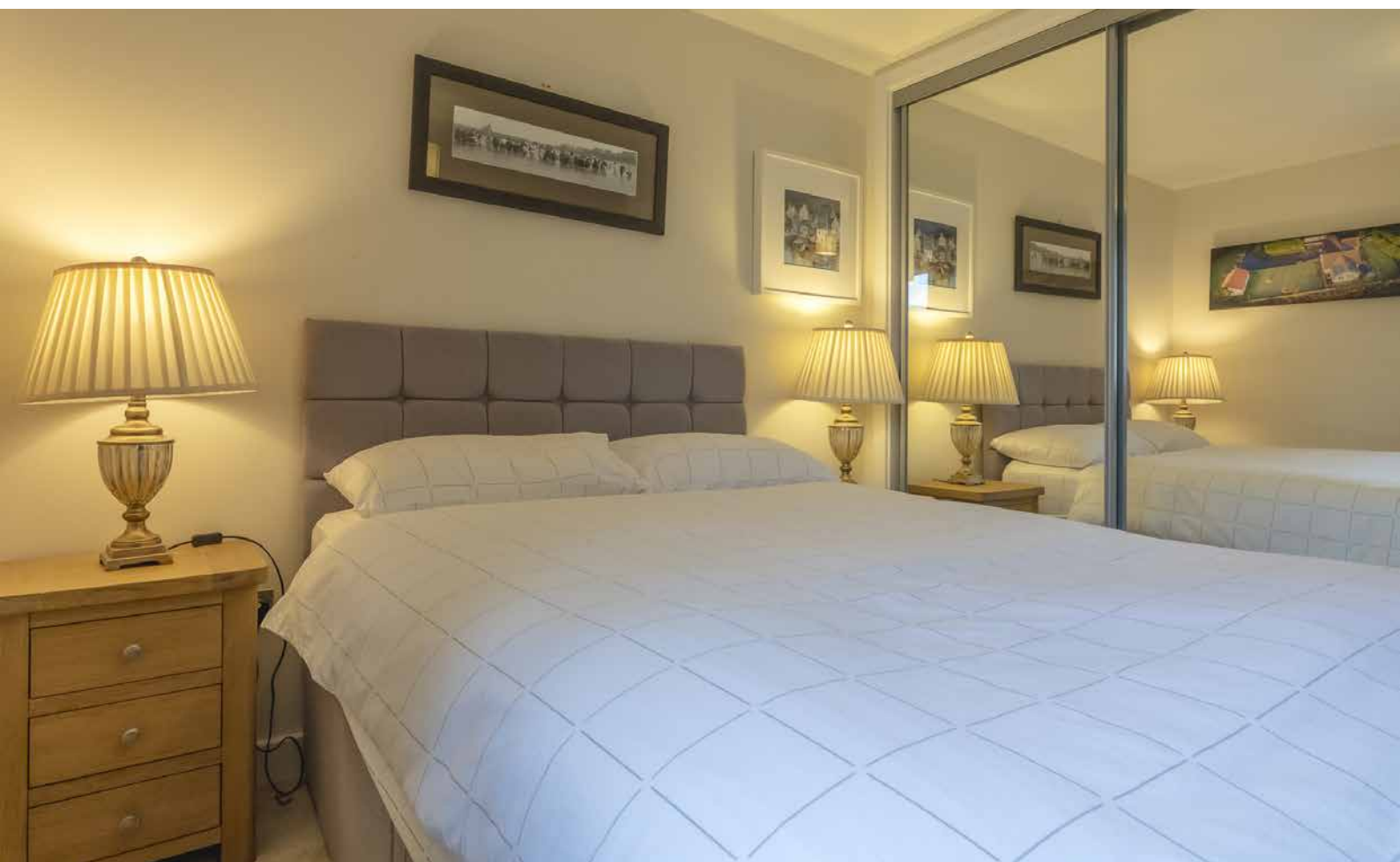
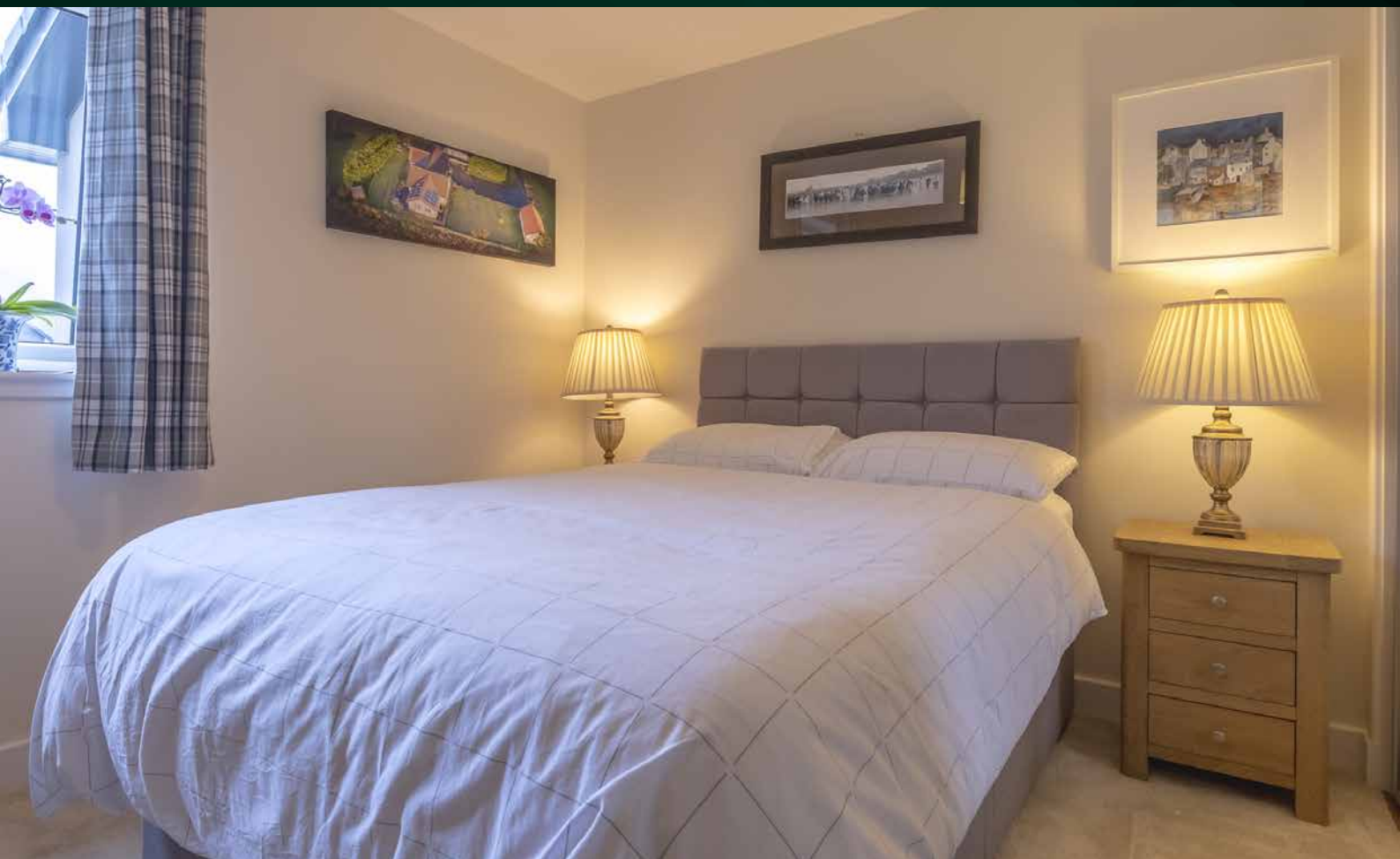
BEDROOM 1



The generous principal bedroom benefits from a walk-in wardrobe and stylish en-suite with walk-in shower



BEDROOM 2



Outside, the private patio garden is accessed directly from the living room, providing an ideal spot to sit and enjoy the woodland outlook. To the front, a further grassed area has been enhanced with mature shrubs, established planting and colourful flowers, giving the property a surprisingly established and welcoming feel. The apartment also benefits from four solar panels, an excellent addition for environmentally conscious buyers and a valuable feature that can contribute towards the home's energy efficiency.

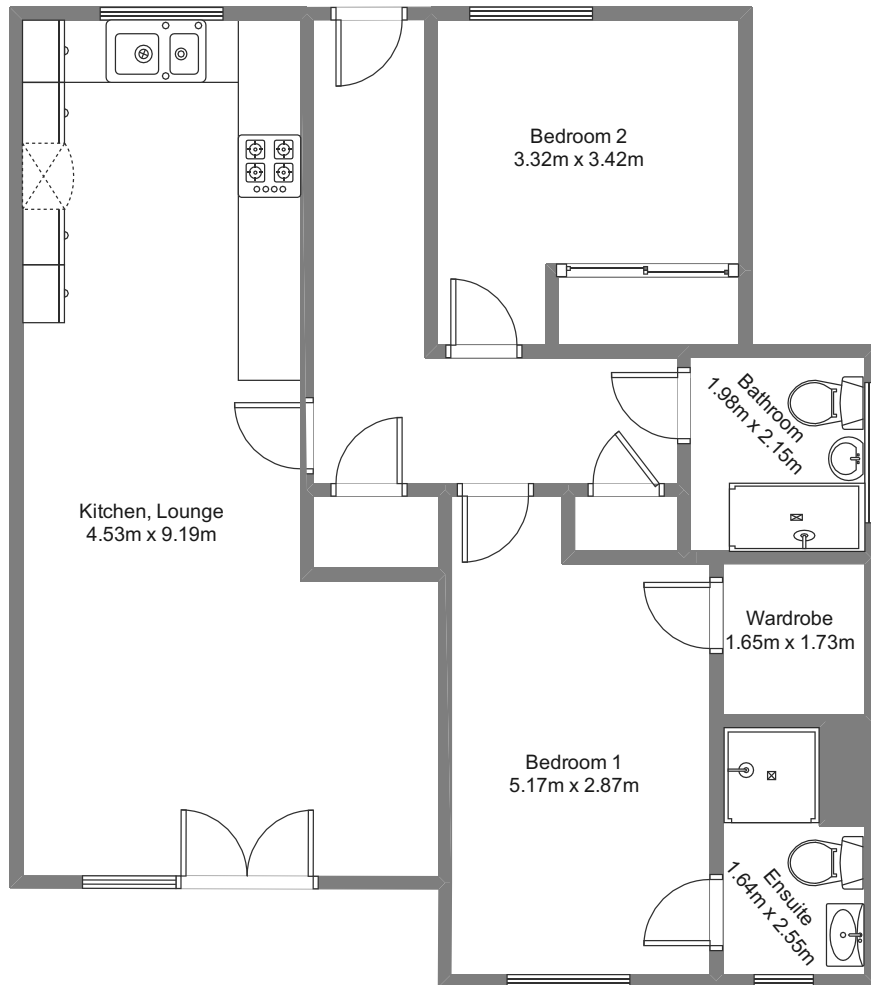
There is also useful external storage for bicycles and other outdoor equipment, adding further practicality to the property.

This is a superb opportunity to acquire a luxury two-bedroom ground-floor apartment combining the reassurance of a recently built Springfield property with significant seller upgrades, solar panels, private outdoor space, excellent presentation and a genuinely special woodland outlook.

EXTERNALS

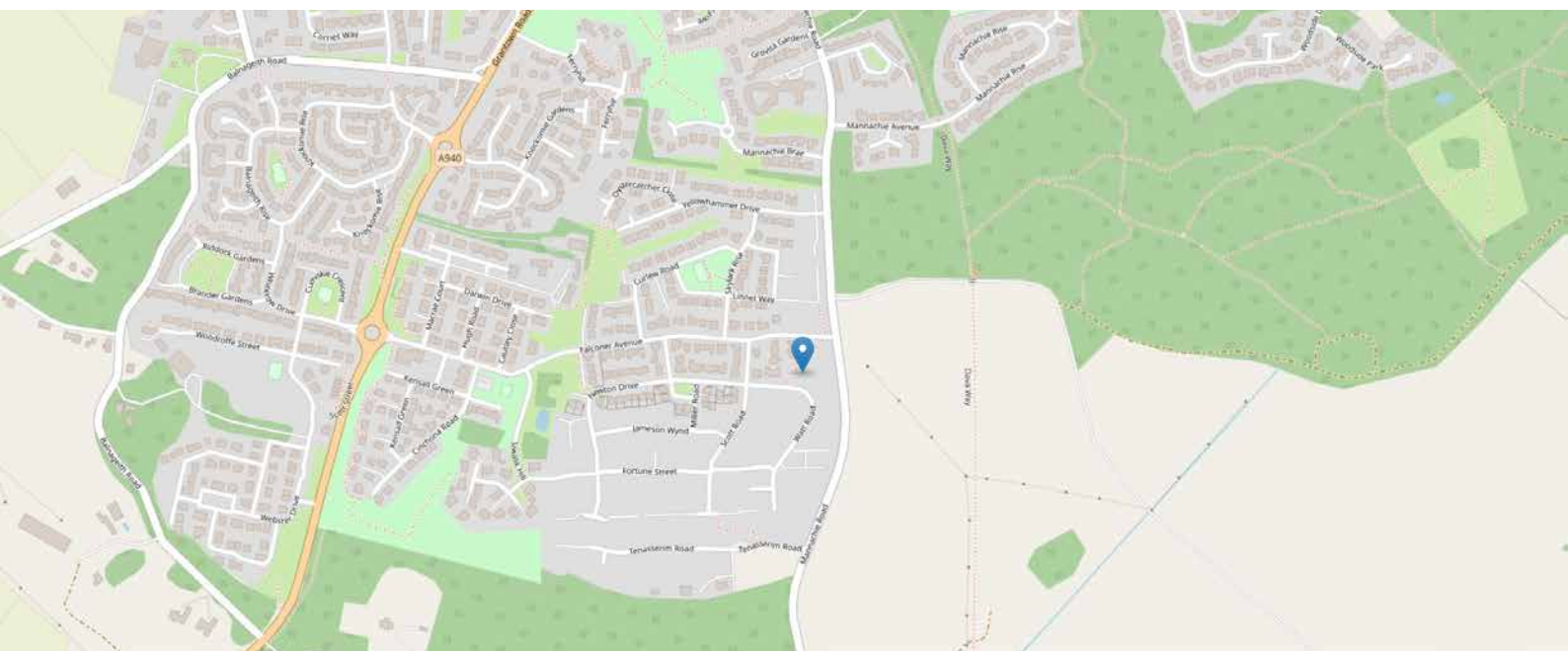


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 97m² | EPC Rating: B



THE LOCATION

Forres is a historic and highly regarded market town in Moray, ideally positioned between Elgin and Inverness. The town offers an excellent range of independent shops, supermarkets, cafés, restaurants, schools and leisure facilities, with the popular Grant Park providing attractive open space close to the town centre.





The surrounding area offers an excellent choice of outdoor pursuits, with woodland walks, countryside and the Moray coastline all within easy reach. The nearby coastal village of Findhorn is particularly popular for its beautiful beach and relaxed atmosphere.

Forres also benefits from excellent transport links, including a railway station with services towards Inverness and Aberdeen, while the A96 provides convenient road connections to Elgin, Inverness and the wider Moray area.



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