

137 Balnageith Rise

FORRES, MORAY, IV36 2HF



*BEAUTIFULLY UPGRADED THREE-
BEDROOM DETACHED HOME*



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Nestled within a private cul-de-sac in one of Forres' most sought-after residential pockets, this beautifully presented three-bedroom detached home offers stylish modern living, thoughtful upgrades and a garden that is quite simply a wow factor.

The current sellers have invested considerably in the property, upgrading it to a notably high standard. Freshly redecorated throughout in soft, neutral tones, with new carpets and laminate flooring fitted across the entire upper level, the home feels fresh and contemporary while retaining real warmth and character.

The split-level design flows naturally from the entrance vestibule through to a bright hallway, complete with a cupboard housing the megaflo system, and into an open-plan dining area where a striking cathedral-style window draws in an abundance of natural light.

The Property

The spacious lounge enjoys sliding patio doors opening onto the balcony and benefits from a newly installed log burner, recently swept and professionally inspected, with two useful log stores included. The dining kitchen provides a practical, sociable heart to the home, with its own access to the balcony through patio doors, a utility room, WC, and an integral single garage housing the central heating boiler.











The master bedroom offers a peaceful retreat complete with en-suite. On the lower level are two further generous double bedrooms and the family bathroom, while the versatile third bedroom, currently used as a second living area, has been enhanced with newly fitted French doors opening directly into the garden and excellent walk-in storage.

All three bedrooms benefit from fitted wardrobes with shelving. The home is warmed throughout by gas central heating controlled via a Hive system, with Philips Hue lighting adding a further layer of everyday comfort and convenience.

The Property





Bedroom 2

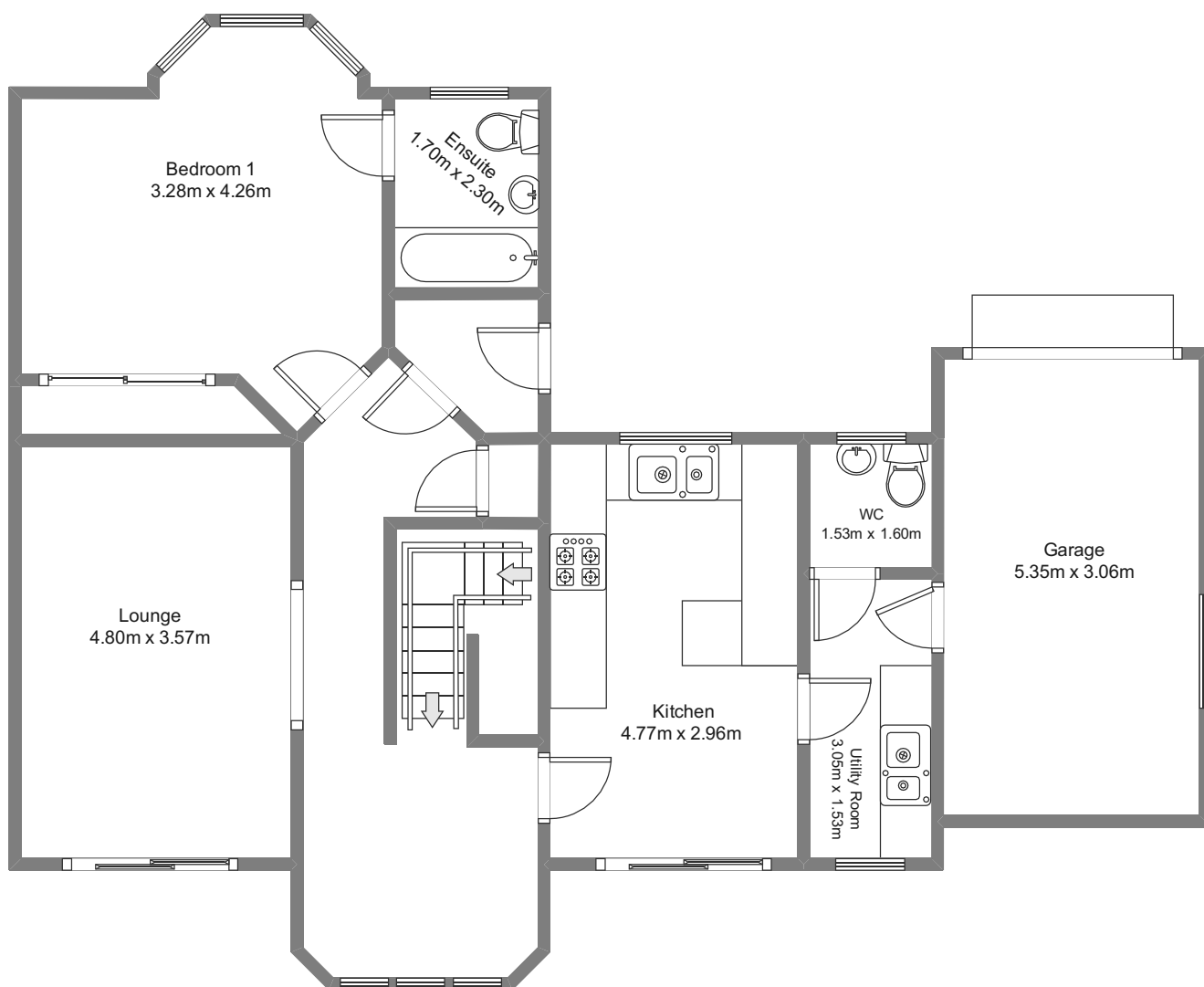
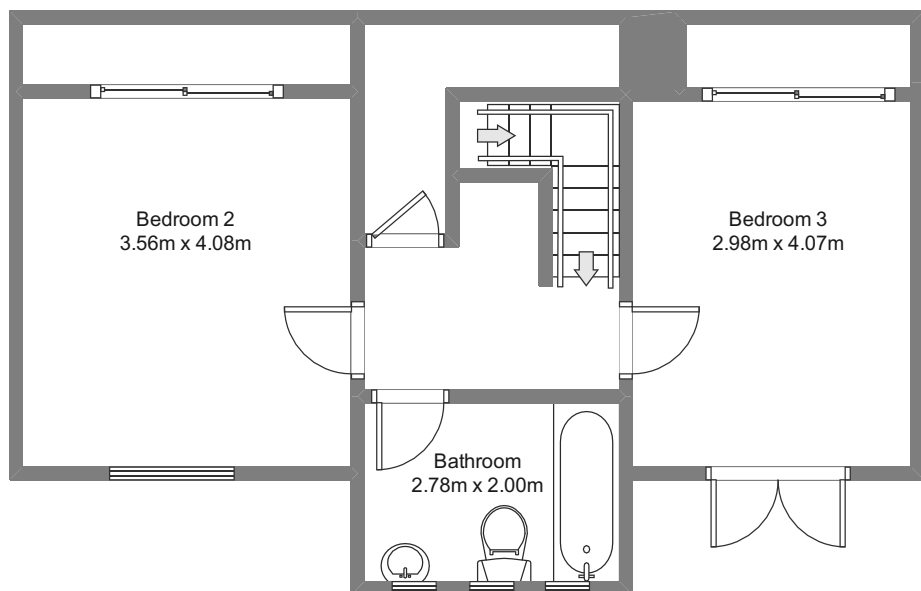




Bedroom 3







Gross internal floor area (m²): 136m²

EPC Rating: C



But it is the garden that truly takes this home to another level. Wonderfully mature, private and bursting with colour, it feels like a beautifully created sanctuary, lovingly planted and developed over the years. There is an immediate sense of peace here, the kind of outdoor space that makes you want to sit with a coffee and relax.

A substantial summer house with its own decking provides the perfect place to relax or entertain, whatever the weather. A quality greenhouse and two garden sheds, all included in the sale, offer excellent practical space for equipment and hobbies, while the dedicated vegetable-growing area and established fruit trees will appeal to anyone looking to grow their own produce.

The Property





The garden's maturity, colour and variety give it a character that is increasingly difficult to find, the sort of space you could spend hours in and still not want to come back inside. Further enhancing the property, the exterior was professionally painted three years ago and benefits from a ten-year guarantee, offering valuable peace of mind.

Combining a high level of seller investment with a truly exceptional garden, this is a home that feels special from the moment you arrive. Properties of this calibre rarely come to the market, and early viewing is highly recommended to fully appreciate everything this home has to offer.

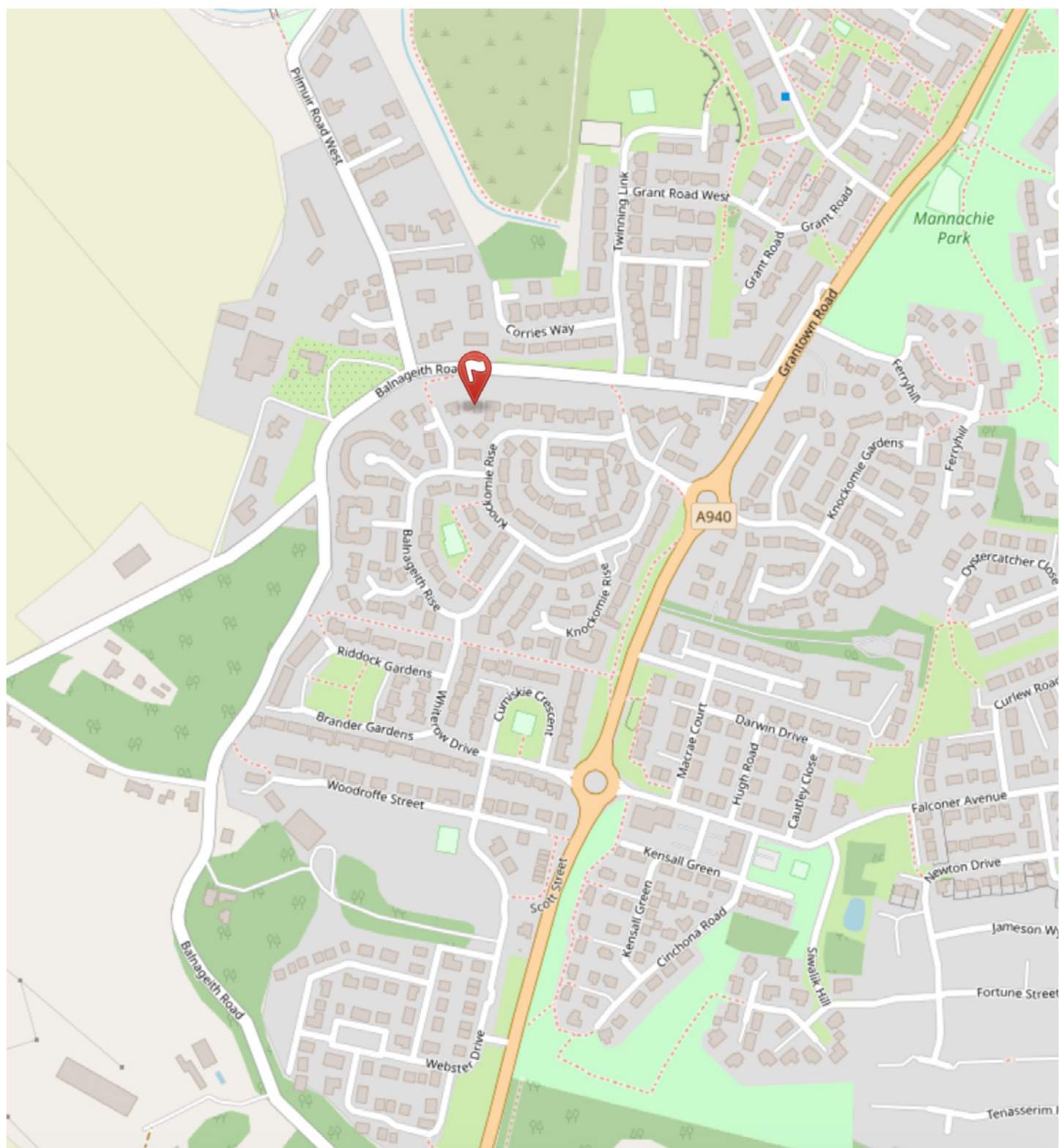
The Property



Forres is a highly desirable historic market town, ideally positioned within the beautiful Moray countryside and offering an excellent range of local amenities. The town provides a choice of shops, cafés, restaurants, supermarkets, schools and leisure facilities, with Grant Park and its renowned floral displays adding to its appeal.

Excellent transport links provide easy access to Elgin, Inverness and the surrounding Moray coast, while nearby Findhorn and the stunning beaches of the Moray Firth are within easy reach. Forres combines the convenience of a well-established community with easy access to some of the area's most beautiful countryside and coastline.

The Location



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