



THE SCHOOLHOUSE DALLAS

FORRES, IV36 2RZ

£300,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this charming three-bedroom semi-detached home, situated in the peaceful rural community of Dallas, close to the popular town of Forres. The property combines traditional character with comfortable and versatile accommodation, making it an appealing home for families, couples or those seeking a quieter lifestyle.

The welcoming lounge provides a comfortable and cosy space to relax, with a log-burner creating a lovely focal point and adding to the character of the room. The well-appointed kitchen and dining room offers excellent space for both everyday living and entertaining, while the conservatory provides a further reception area with direct access to the garden.

The ground floor is completed by a useful utility room and shower room, adding to the practicality of the accommodation.

Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys a garden providing an excellent space for outdoor seating, entertaining or simply enjoying the peaceful surroundings. The rural setting offers a wonderful opportunity to enjoy the surrounding countryside while remaining within easy reach of Forres and its excellent range of local amenities, schooling and transport links.

This delightful period home offers a wonderful combination of character, practical accommodation and a tranquil setting. Early viewing is highly recommended to fully appreciate all that this charming property has to offer.

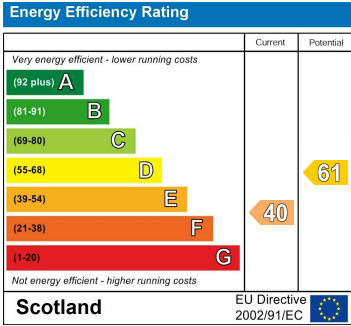
**ARANCI
& FIRTH**
PROPERTY

THE SCHOOLHOUSE DALLAS

- Charming three-bedroom semi-detached home
- Traditional character throughout
- Peaceful rural setting in Dallas, close to Forres
- Welcoming lounge with log-burner
- Well-appointed contemporary kitchen with breakfast bar
- Sun room with direct access to the garden
- Useful utility room and ground-floor shower room
- Principal bedroom with large fitted wardrobe and dual aspect windows
- Newly fitted shower room
- Private garden with beautiful countryside surroundings







EPC Rating: E Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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