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****CLOSING DATE—WEDNESDAY 22ND JULY @ 12 NOON****

Sydney Villa, Thornhill Road, Forres, IV36 1LW



Nestled in a quiet yet central location, this traditional stone built four bedroom end terraced house offers the perfect blend of charm and convenience. Within easy reach of local amenities, shops and excellent transport links, this property is ideal for those seeking a peaceful lifestyle without compromising on accessibility.

TRADITIONAL STONE BUILT END-TERRACED HOUSE
IMMACULATELY PRESENTED
FOUR BEDROOMS
FREEHOLD
PRIVATELY ENCLOSED GARDENS
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
DRIVEWAY
LARGE TIMBER SHED WITH POWER & LIGHT
STONE SHED
COUNCIL TAX BAND E
EPC RATING D

**Offers Over
£290,000**

This beautifully presented traditional stone built four bedroom end terraced house blends timeless character with contemporary style, showcasing many original features throughout. Thoughtfully laid out and generously proportioned, it offers a warm and inviting home ideal for modern living.

The bright and airy lounge provides the perfect space for both relaxation and entertaining, while at the heart of the home lies an impressive open-plan kitchen/dining/living area. The contemporary, high-specification kitchen boasts a comprehensive range of sleek wall and base units, complete with integrated appliances including a double oven, dishwasher, hob, fridge freezer, and microwave, perfectly blending modern style with everyday practicality. A breakfast bar offers an ideal space for informal dining, while also providing additional work surface.

The dining area comfortably accommodates a family-sized table, and a centrally positioned wood-burning stove creates a charming focal point, adding both character and warmth to this spacious living area. Elegant French doors open directly onto the garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living.

The ground floor also benefits from a beautifully finished shower room, while a separate utility room provides valuable additional space for laundry and storage, enhancing the overall practicality of the home.

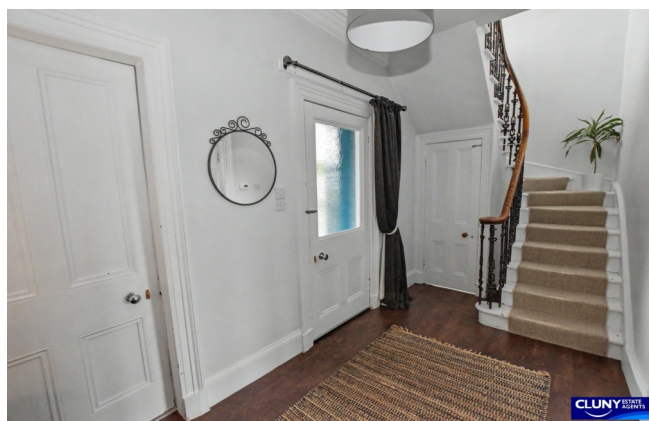
Upstairs, the property boasts three spacious double bedrooms along with a fourth single bedroom/walk-in wardrobe, each offering excellent versatility and comfort. The stylish bathroom features a modern three-piece suite, including a shower over the bath and under-sink storage, combining convenience with elegant design.

Outside, the property is set within beautifully maintained, privately enclosed, mature wrap-around gardens. The front garden is predominantly laid to lawn and the rear has been thoughtfully designed with artificial grass and a paved seating area, creating an ideal space for both relaxing and entertaining. This offers excellent versatility along with ease of maintenance.

A private driveway provides convenient off-street parking, while a timber shed with power and lighting, together with a traditional stone shed, offers excellent storage solutions, further enhancing the practicality and appeal of the outdoor space.

Boasting bright and spacious accommodation throughout this home presents an ideal opportunity for those seeking space, comfort, and a touch of character.

Viewing is highly recommended to fully appreciate the attractive décor on offer. Some of the curtains, blind and light fittings are included in the sale.





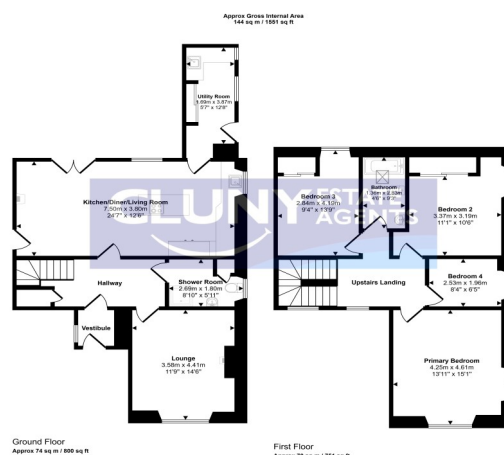








Lounge:	3.58m x 4.41m (11'9" x 14'6")
Kitchen/Diner/Living Area:	7.50m x 3.80m (24'7" x 12'6")
Utility Room:	1.69m x 3.87m (5'7" x 12'8")
Shower Room:	2.69m x 1.80m (8'10" x 5'11")
Bedroom One:	4.25m x 4.61m (13'11" x 15'1")
Bedroom Two:	3.37m x 3.19m (11'1" x 10'6")
Bedroom Three:	2.84m x 4.19m (9'4" x 13'9")
Bedroom Four:	2.53m x 1.96m (8'4" x 6'5")
Bathroom:	1.36m x 2.83m (9'4" x 13'9")



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.