

95 Knockomie Rise

FORRES, MORAY, IV36 2HE



*Three-bedroom semi-detached family home,
south-facing garden, off-street parking,
popular residential area in Forres*



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Situated in one of Forres' most popular and welcoming residential neighbourhoods, this well-presented three-bedroom semi-detached home offers a wonderful combination of practical family living, generous outdoor space, and a warm community feel that is hard to find.

THE LOUNGE



Arriving at the property, off-street parking for two cars sits to the front, and a handy porch provides the perfect spot to kick off boots and stow coats before stepping into the home. The generous hallway sets the tone for the layout, offering easy access to all ground floor rooms alongside a large under-stairs cupboard, keeping everyday life tidy and organised. The comfortable lounge sits to the front of the property, where a large window lets in plenty of natural light and provides a pleasant outlook over the street.

THE KITCHEN



To the rear, the kitchen is a real highlight of the home. Flooded with natural light and fitted with a great mix of upper and lower cabinetry, it is a space that genuinely works for family life. A stainless steel sink sits below a window looking out over the garden, and a dining table comfortably seats six, making this a natural hub for family meals and relaxed entertaining. A door from the kitchen opens directly onto the garden, creating a lovely indoor-outdoor connection on sunny days. Completing the ground floor is a bright and convenient WC.





Upstairs, three well-proportioned bedrooms each benefit from fitted wardrobes, offering excellent storage throughout. The family bathroom is finished with a crisp white three-piece suite comprising a pedestal wash hand basin and a bath with a mains shower over, with white tiling to the bath and shower area creating a clean and fresh feel throughout.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



Outside, the south-facing rear garden is a genuine suntrap and a real asset to this home. Primarily laid to lawn with a paved patio area, it is a wonderful space for children to play, for summer barbecues, or simply for enjoying the afternoon sun with a cup of tea. A timber shed with a window provides useful storage for garden tools and outdoor equipment. The garden is fully enclosed, offering privacy and security, with a gated path leading around the side of the property to the front.

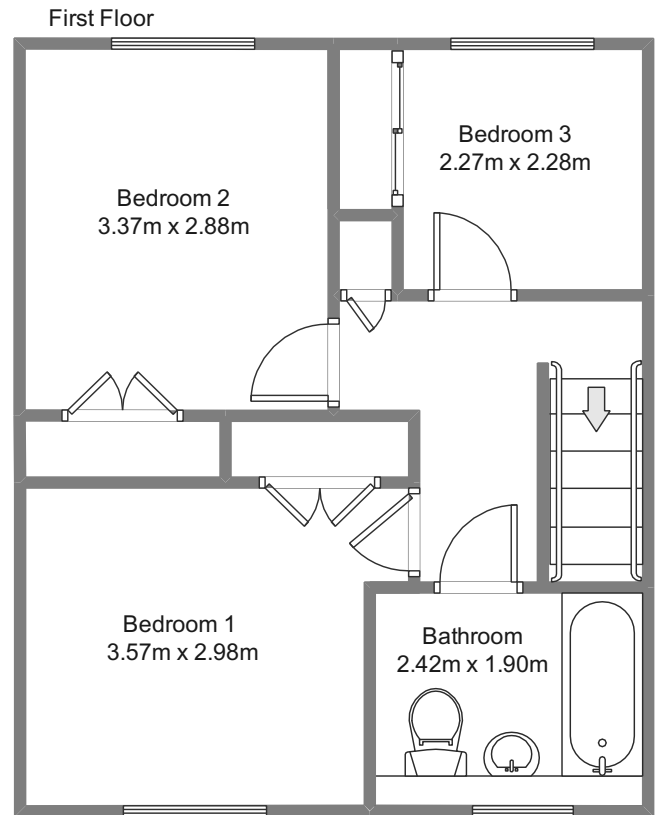
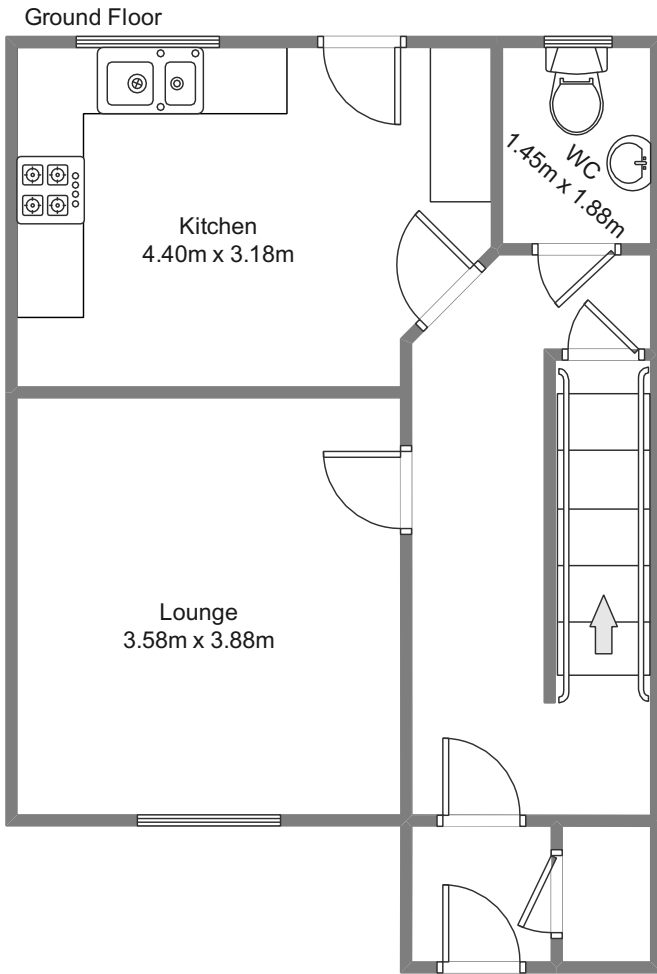
This is a home that has been thought through for real family living, in a location that people genuinely love to come home to. Early viewing is highly recommended.

Knockomie Rise enjoys a particularly convenient position within Forres, with the town centre just a short walk away, putting everyday shopping, cafes and local amenities well within easy reach on foot. For those who love the outdoors, fantastic walks are right on the doorstep, with Grant Park, Cluny Hill and the wider woodland trails all easily accessible from the property.

EXTERNALS

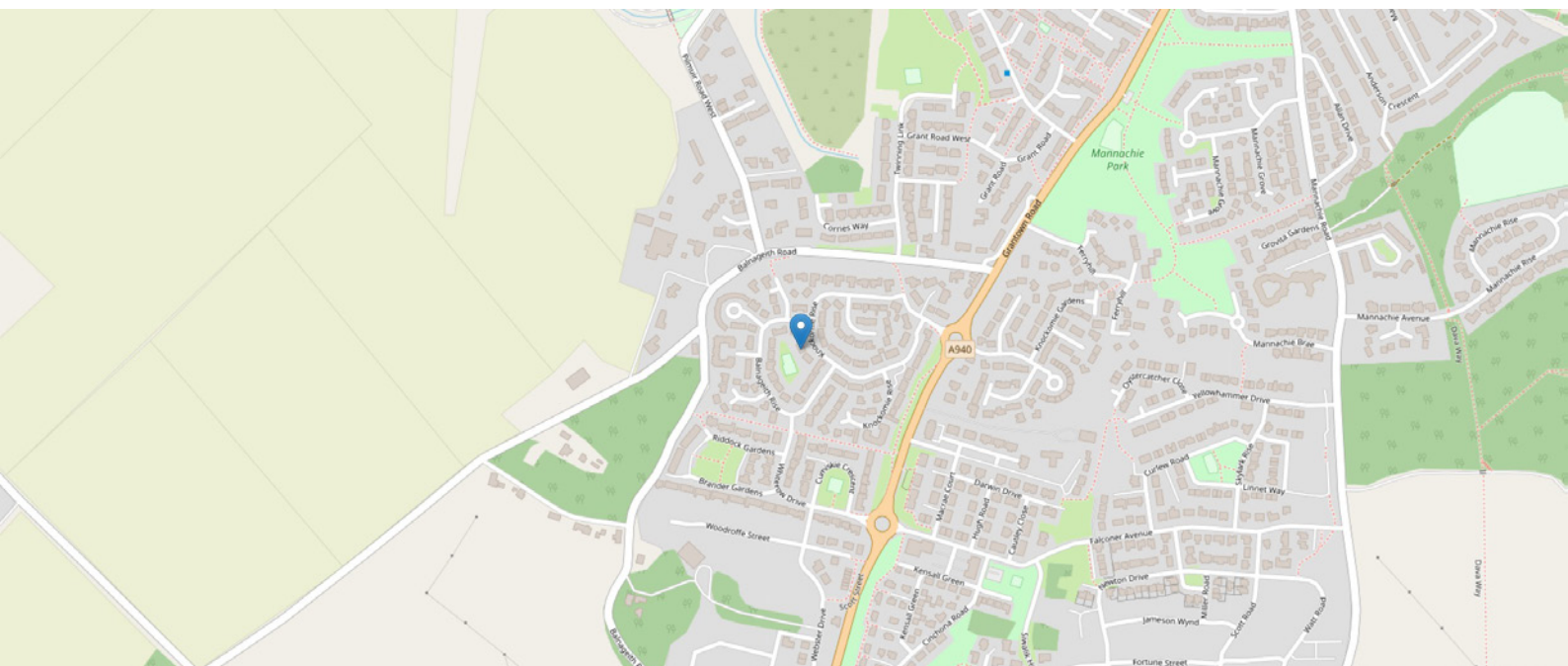


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 90m² | EPC Rating: C



THE LOCATION

Forres is a well-regarded town in the north east of Scotland, known for its attractive surroundings, strong community and excellent quality of life. The town provides a wide range of everyday amenities, including independent shops, cafes, supermarkets, restaurants and professional services, together with both primary and secondary schooling. The highly regarded Gordonstoun School is within easy reach, with school transport available locally.





The area is particularly noted for its natural beauty, with Forres itself recognised for its parks, floral displays and woodland walks. Outdoor pursuits are exceptionally well catered for, with the beaches and watersports facilities at Findhorn a short drive away, while the forests of Culbin and Newtyle provide extensive walking, cycling and riding routes. The Cairngorms and Lecht ski areas can both be reached in under an hour, offering excellent seasonal sport and recreation.

Forres is well connected, with a railway station on the Aberdeen to Inverness line, regular bus services and convenient access to both Inverness Airport and Aberdeen Airport, providing domestic and international connections.



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