

31 Falconer Avenue

FORRES, MORAY, IV36 2PA



Spacious three-bed detached home with open-plan living, bright sunroom, en-suite principal bedroom, garage with electric door, ample driveway parking and low-maintenance garden



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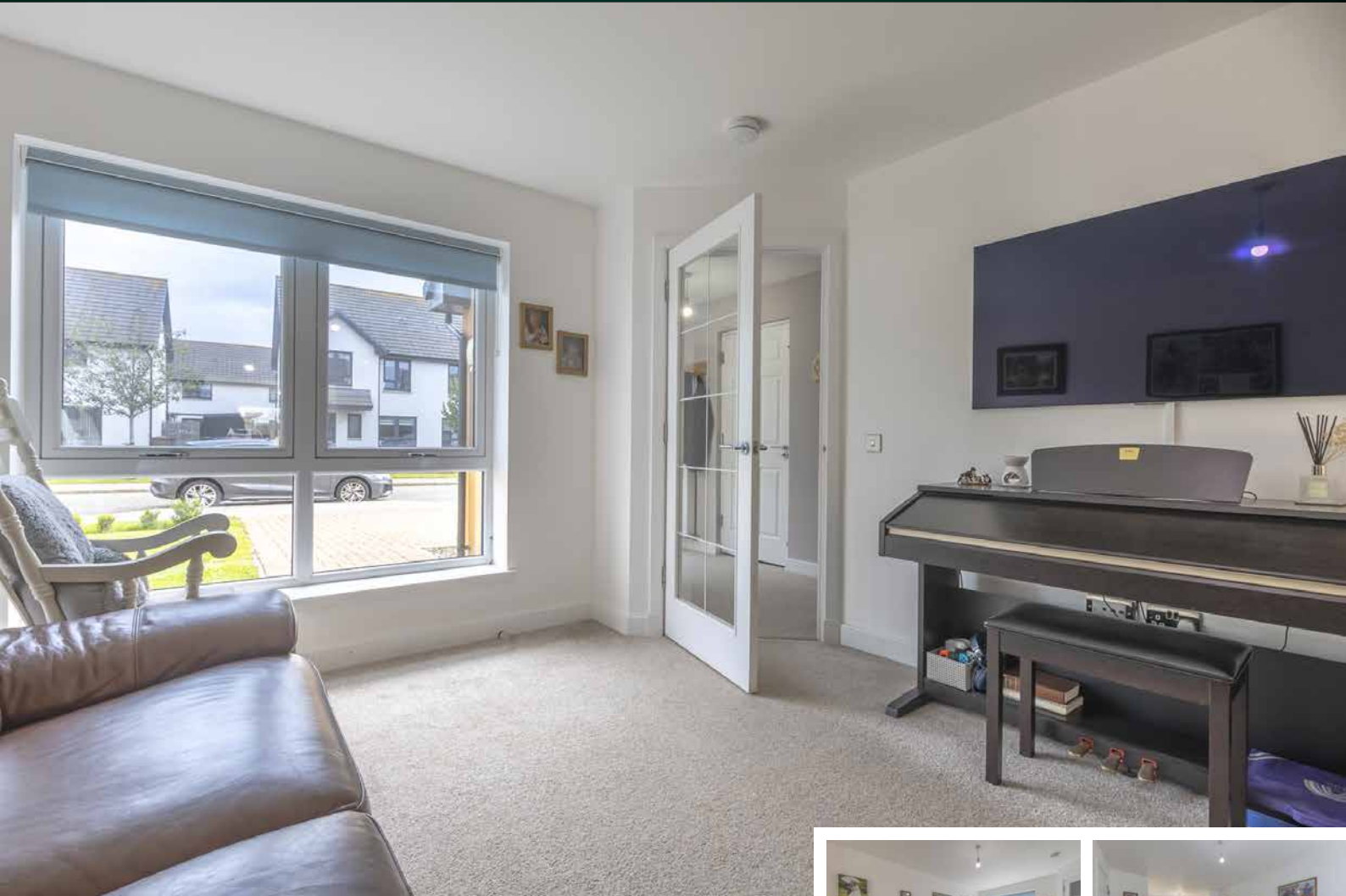


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A lovely three-bedroom detached home situated within the popular Knockomie Braes Development in Forres. This well-proportioned property offers spacious and versatile accommodation over two floors, with a particularly appealing open-plan living space and bright sunroom to the rear.

THE LOUNGE



The ground floor comprises a welcoming main hallway with an internal door providing access to the garage. The generous open-plan living space flows seamlessly from the comfortable lounge through to the modern kitchen/diner and continues into a bright and light-filled sunroom, creating an excellent space for both everyday living and entertaining. The ground floor is completed by a useful utility room and a convenient WC.

THE KITCHEN/DINER



an excellent space for both
everyday living and entertaining

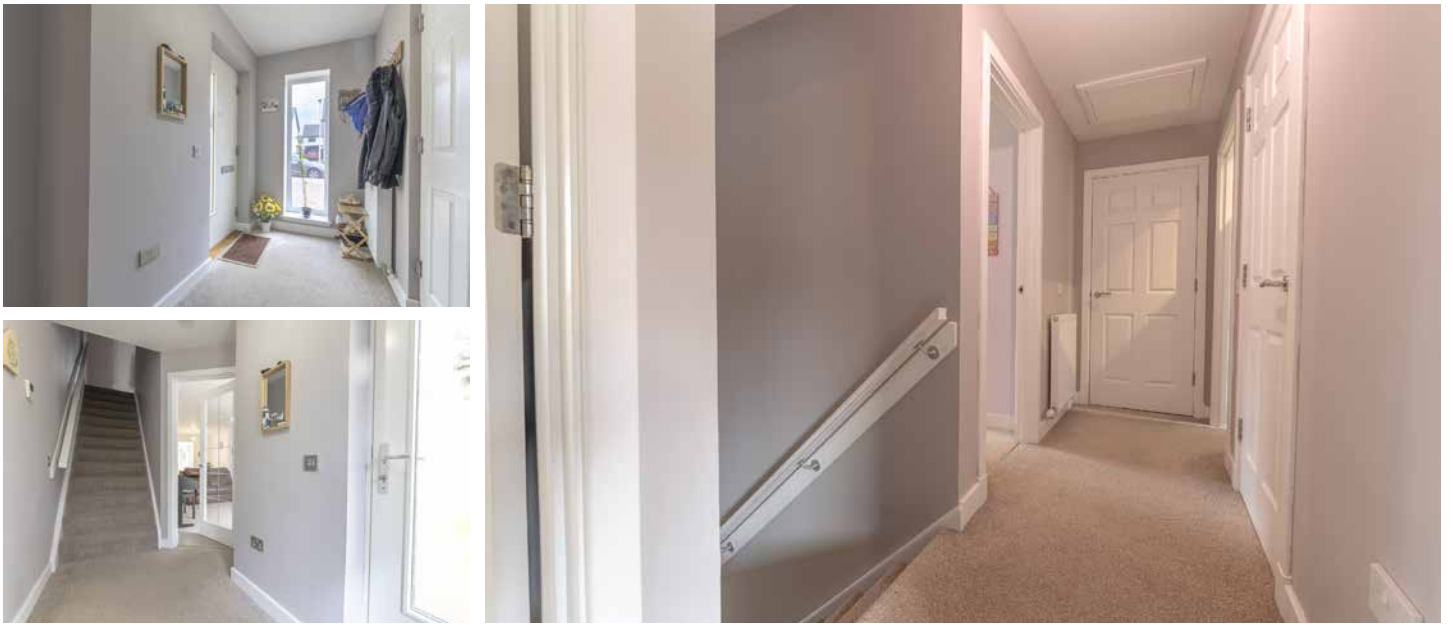


THE SUNROOM



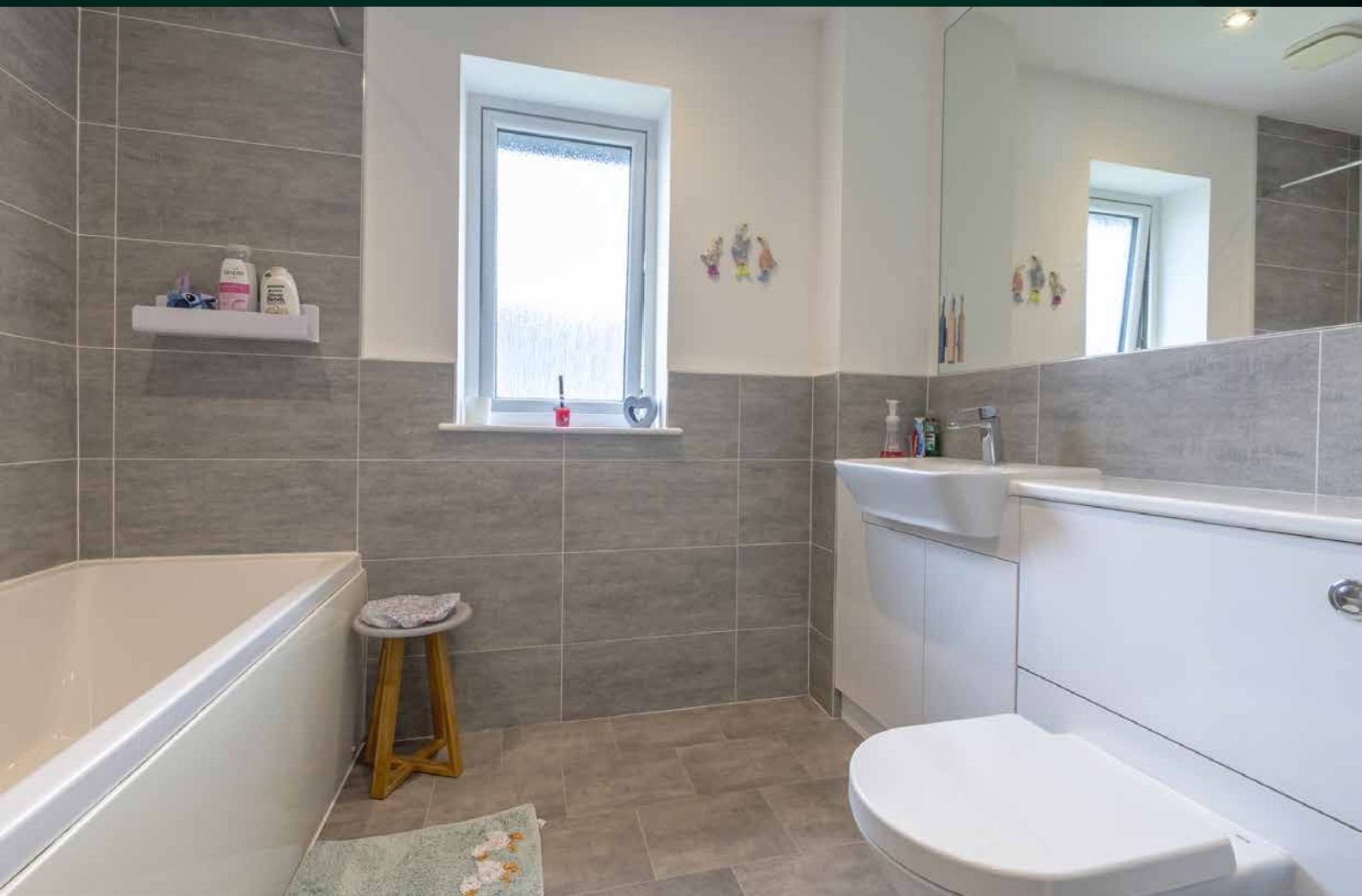
THE UTILITY & WC





Upstairs, there are three well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a bath suite and overhead shower.

THE BATHROOM



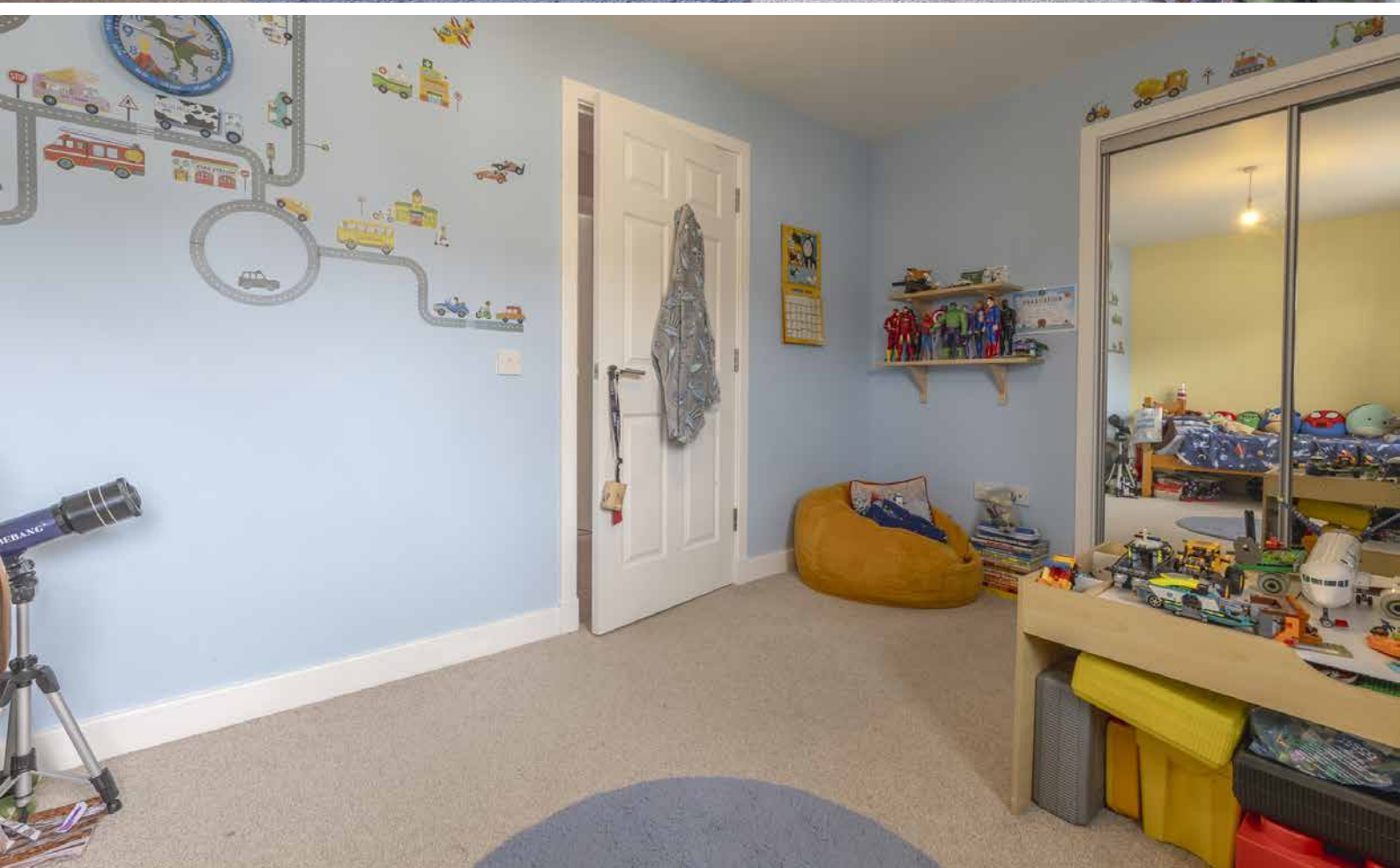
BEDROOM 1



The principal bedroom benefits from its own en-suite shower room



BEDROOM 2



BEDROOM 3



Externally, the property benefits from a large driveway providing ample off-street parking for multiple vehicles, together with a single garage featuring an electric fob-controlled door. To the rear is a low-maintenance garden, providing an ideal outdoor space without requiring extensive upkeep.

Overall, this is a fantastic opportunity to acquire a spacious detached family home in a popular residential development, offering excellent accommodation, generous parking and convenient modern living.

EXTERNALS

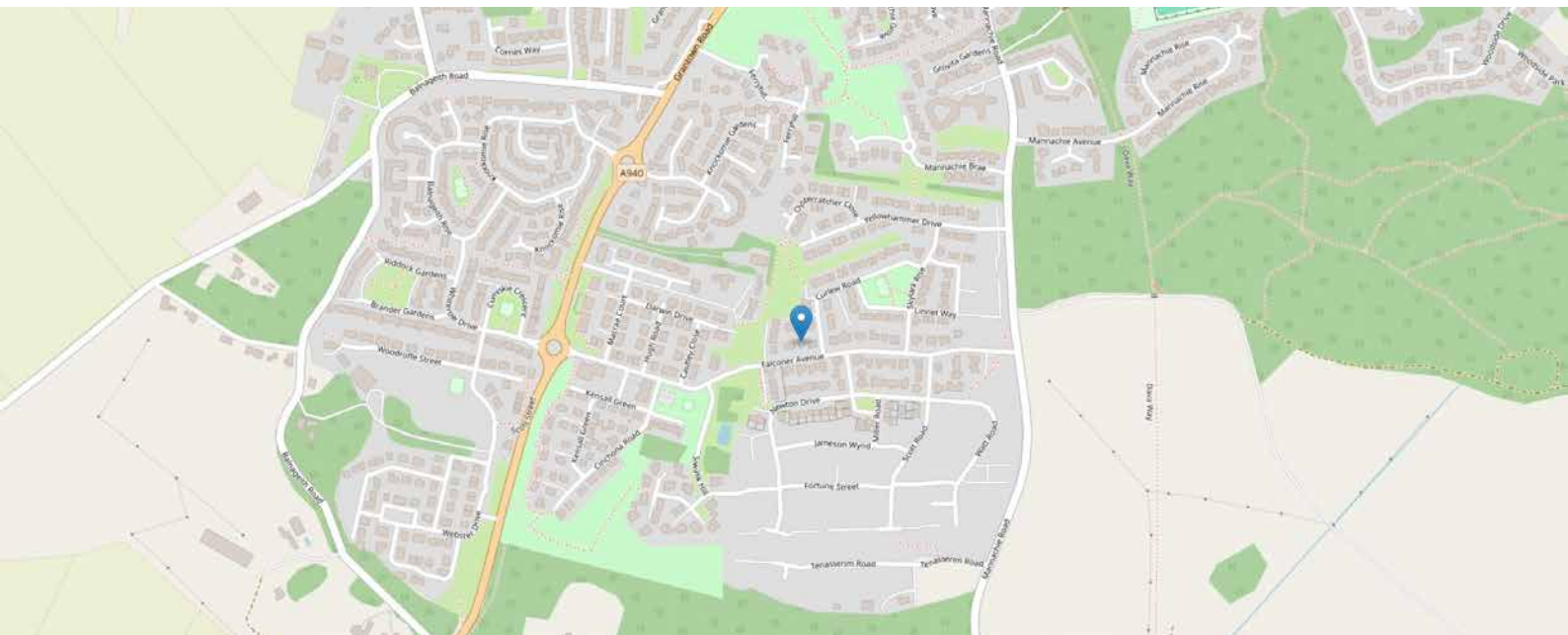


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 127m² | EPC Rating: C



THE LOCATION

The charming town of Forres, located on the stunning Moray coast, lies approximately 25 miles east of Inverness along the A96 trunk road, which also connects to Aberdeen. With a population of around 12,000, Forres offers a welcoming community and a rich history. Falconer Avenue is part of the modern Springfield development that provides convenient access to local amenities, including the Co-Op and K's Café, perfect for last-minute essentials or catching up with friends over coffee.





The town centre and high street, just 1.4 miles away, boast a variety of shops, cafes, pubs, restaurants, and a large supermarket. Forres also features a modernised railway station with regular services to Inverness, Elgin, Aberdeen, and the r Inverness Airport station (Dalcross), which offers a quick 21-minute journey to the airport. Both Applegrove Primary School and Forres Academy are within walking distance.

Moray and the Moray Coast are renowned for their breathtaking landscapes and rich history, offering a wide range of attractions. Forres, a multiple Britain in Bloom winner, even features in Shakespeare's Macbeth. The area is also a paradise for whisky enthusiasts, with 51 distilleries across Moray, including Forres' own Benromach and Dallas Dhu, both part of the Scottish Whisky Trail.

Inverness Airport, just 20 miles away, connects to numerous UK and international destinations. Outdoor enthusiasts will appreciate the nearby Cairngorm Mountains, an hour to the south, which provide opportunities for mountain biking, hiking, skiing, and snowboarding. Golfers can enjoy Forres' challenging course or visit the world-renowned links at Nairn and Castle Stuart.



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