McEwan Fraser Legal
Solicitors & Estate Agents

29 Falconer Avenue

FORRES, MORAYSHIRE, IV36 2PA

Move-in ready three-bedroom home in popular Knockomie Braes, Forres, with modern interiors, driveway parking and a private rear garden

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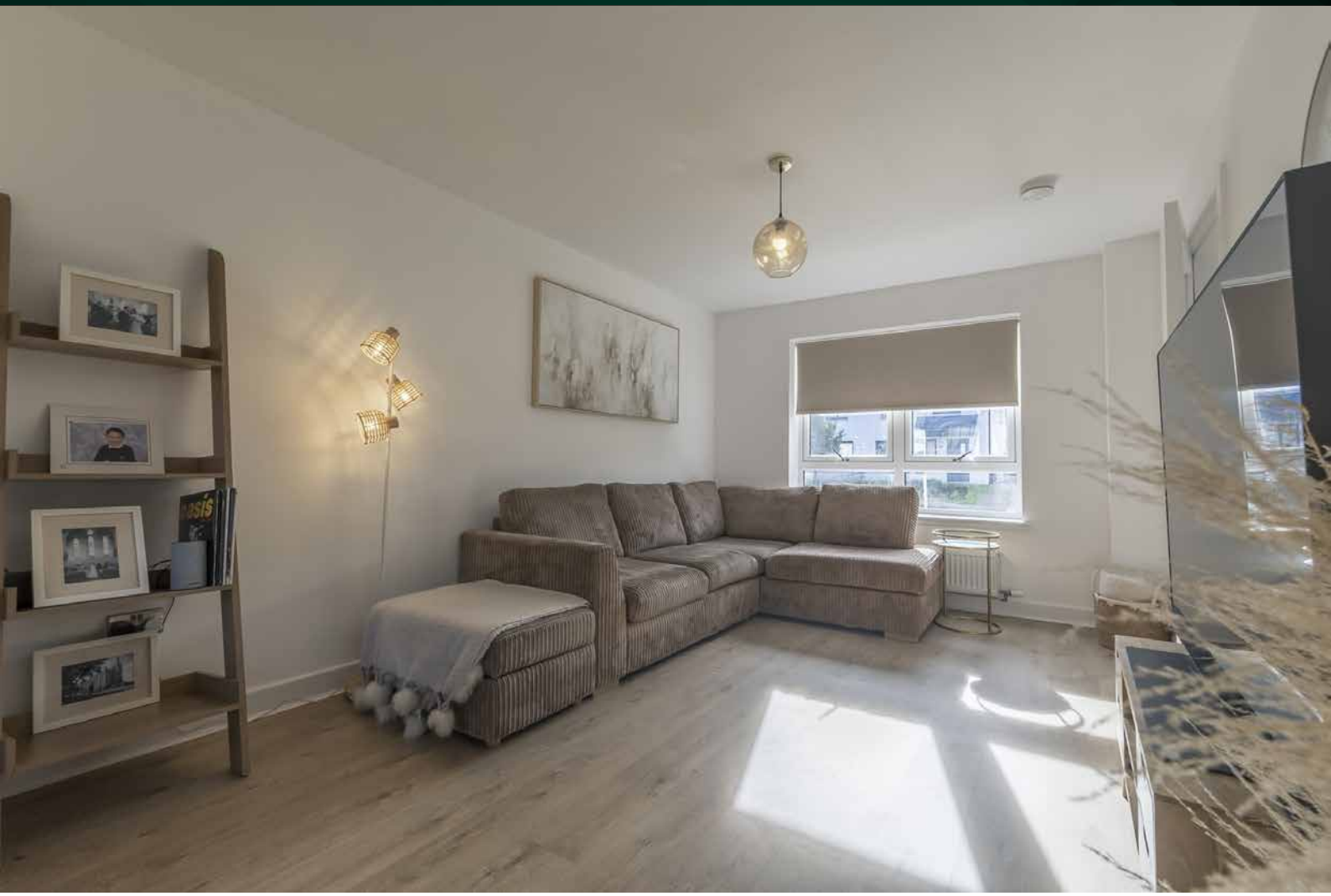
Situated within the popular Knockomie Braes development, this attractive three-bedroom semi-detached home offers a fantastic opportunity for first-time buyers, growing families or investors looking for a well-presented property in a desirable Forres location. 29 Falconer Avenue is move-in ready, with new laminate flooring installed in 2025, a modern kitchen and contemporary bathrooms.

THE LOUNGE



The bright and spacious lounge flows through to a generous kitchen/diner, complete with integrated appliances and double doors opening directly onto the rear garden. A useful downstairs shower room adds further practicality.

THE KITCHEN

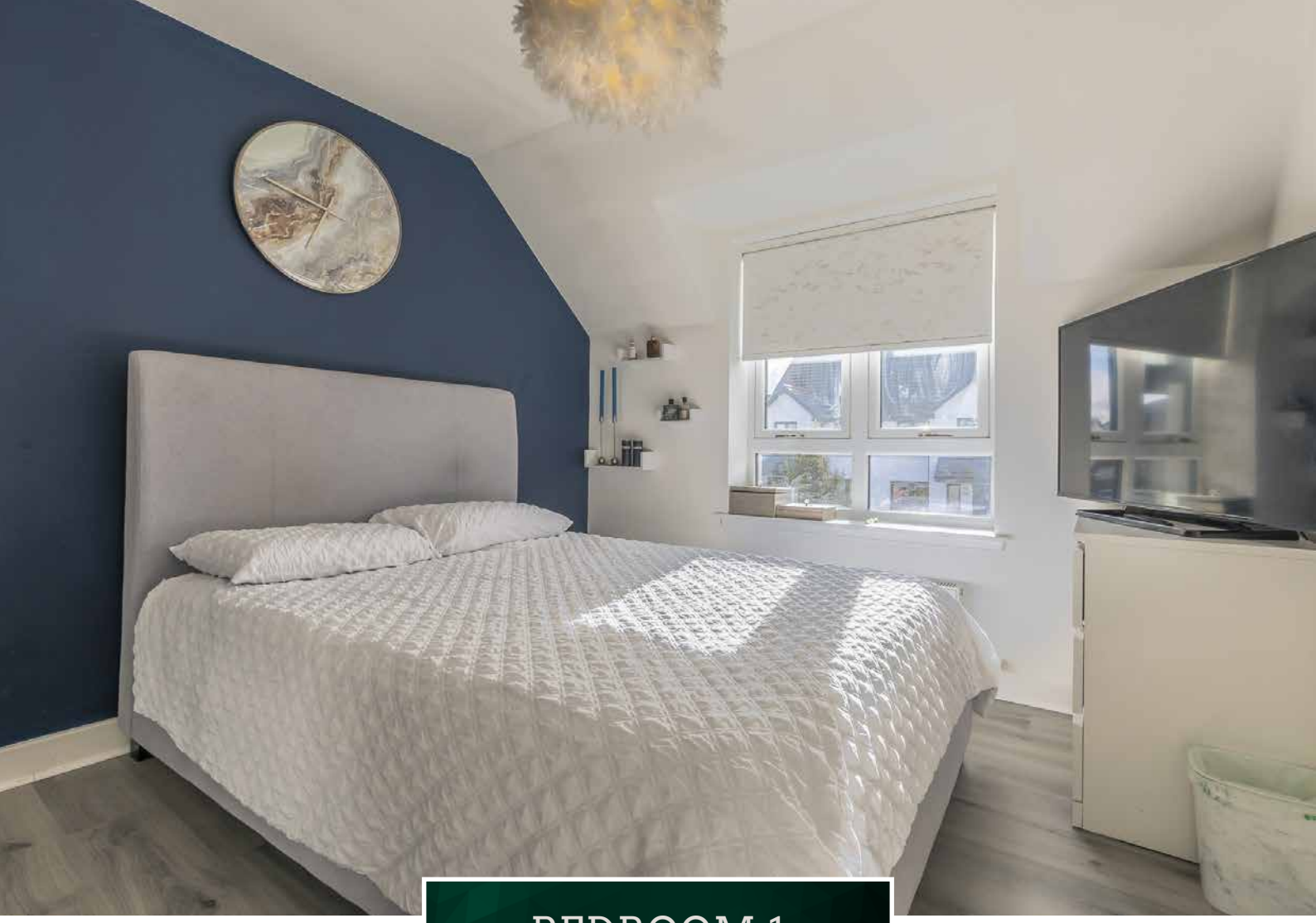
I'LL TELL YOU,
HONESTLY,
I WILL LOVE IT
IF WE BEAT THEM.
LOVE IT!

KEY HIGHLIGHTS:

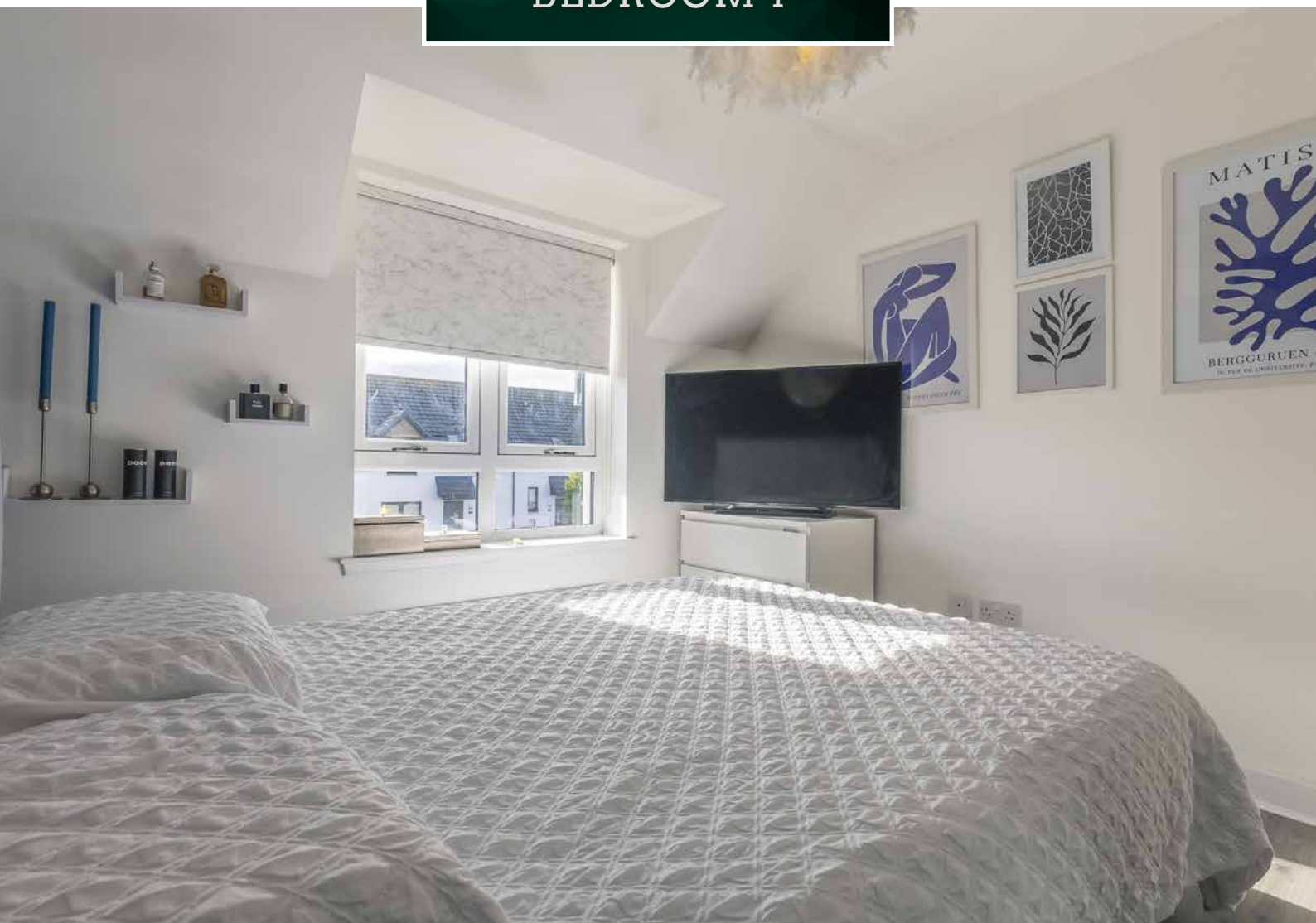
- Move-in ready three-bedroom semi-detached home
- New laminate flooring installed in 2025
- Bright and spacious lounge
- Generous kitchen/diner with integrated appliances
- Double doors opening onto the rear garden
- Useful downstairs shower room
- Three bedrooms, all with built-in storage
- Modern family bathroom with shower over bath
- Driveway parking for two cars
- Good-sized rear garden with patio and corner decking
- Popular Knockomie Braes development
- Ideal for first-time buyers, families or investors

Upstairs, there are three bedrooms, all with built-in storage, alongside a modern family bathroom with a shower over the bath. A handy storage cupboard on the landing provides additional space.

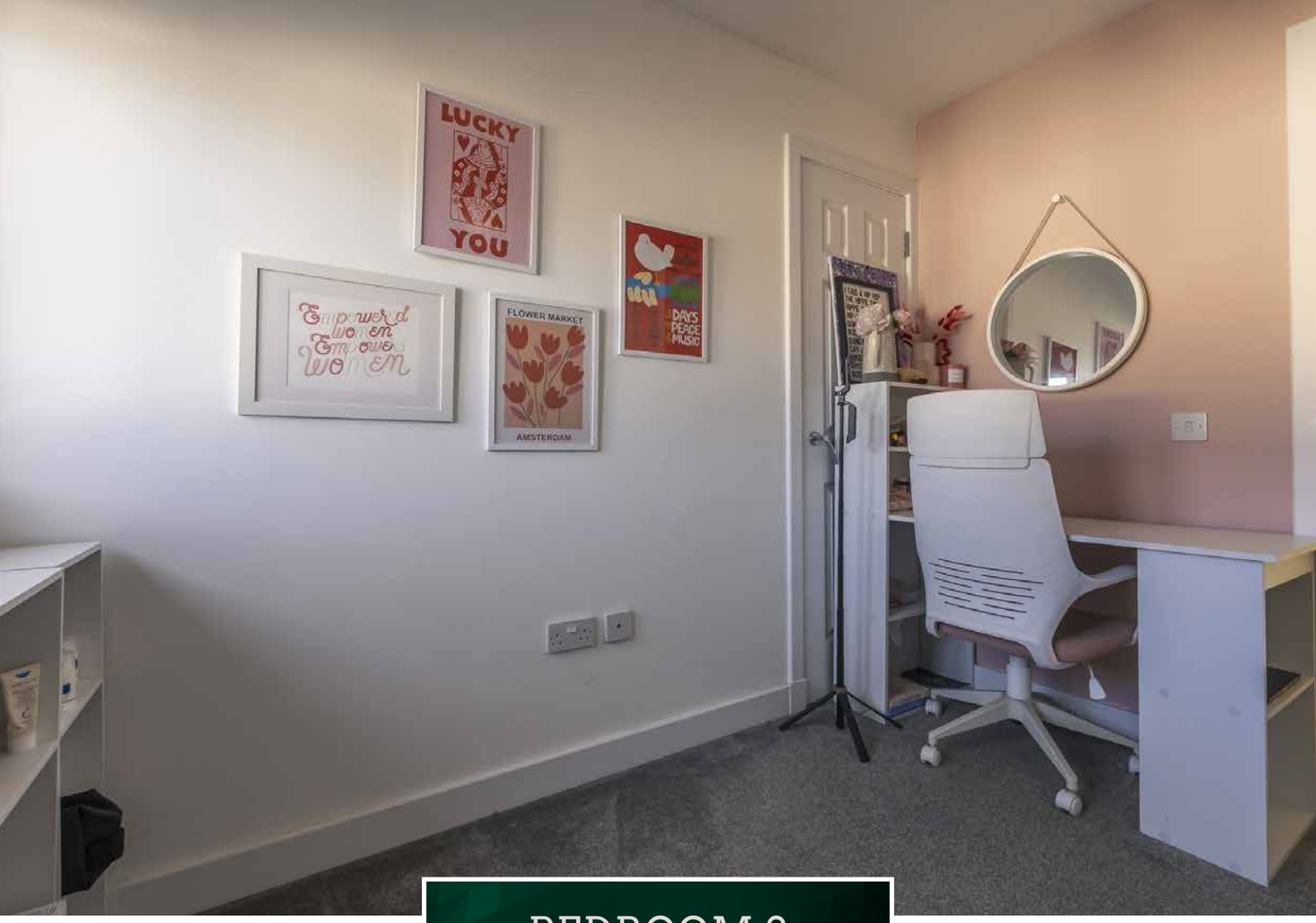
THE BATHROOM



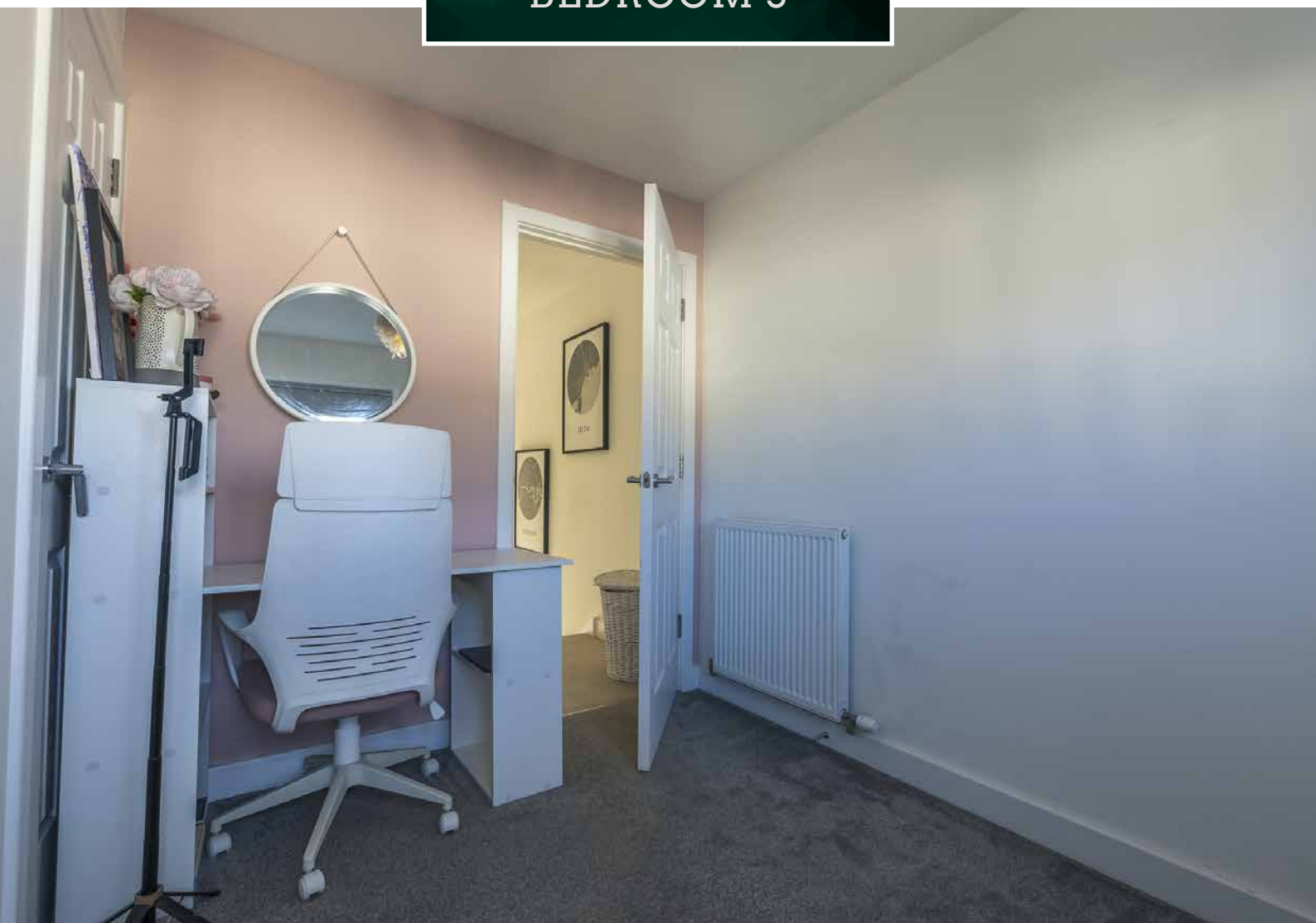
BEDROOM 1



BEDROOM 2


LUCKY
YOU
Empowered women Empower women
FLOWER MARKET
AMSTERDAM
DAYS
PEACE
MUSIC

BEDROOM 3



Outside, the property benefits from a driveway with parking for two cars, a side gate and a good-sized rear garden featuring both a patio area and corner decking, creating an ideal space for relaxing or entertaining.

A fantastic opportunity to take your first step onto the property ladder, secure a ready-made investment or simply enjoy a modern home in a popular Forres setting.

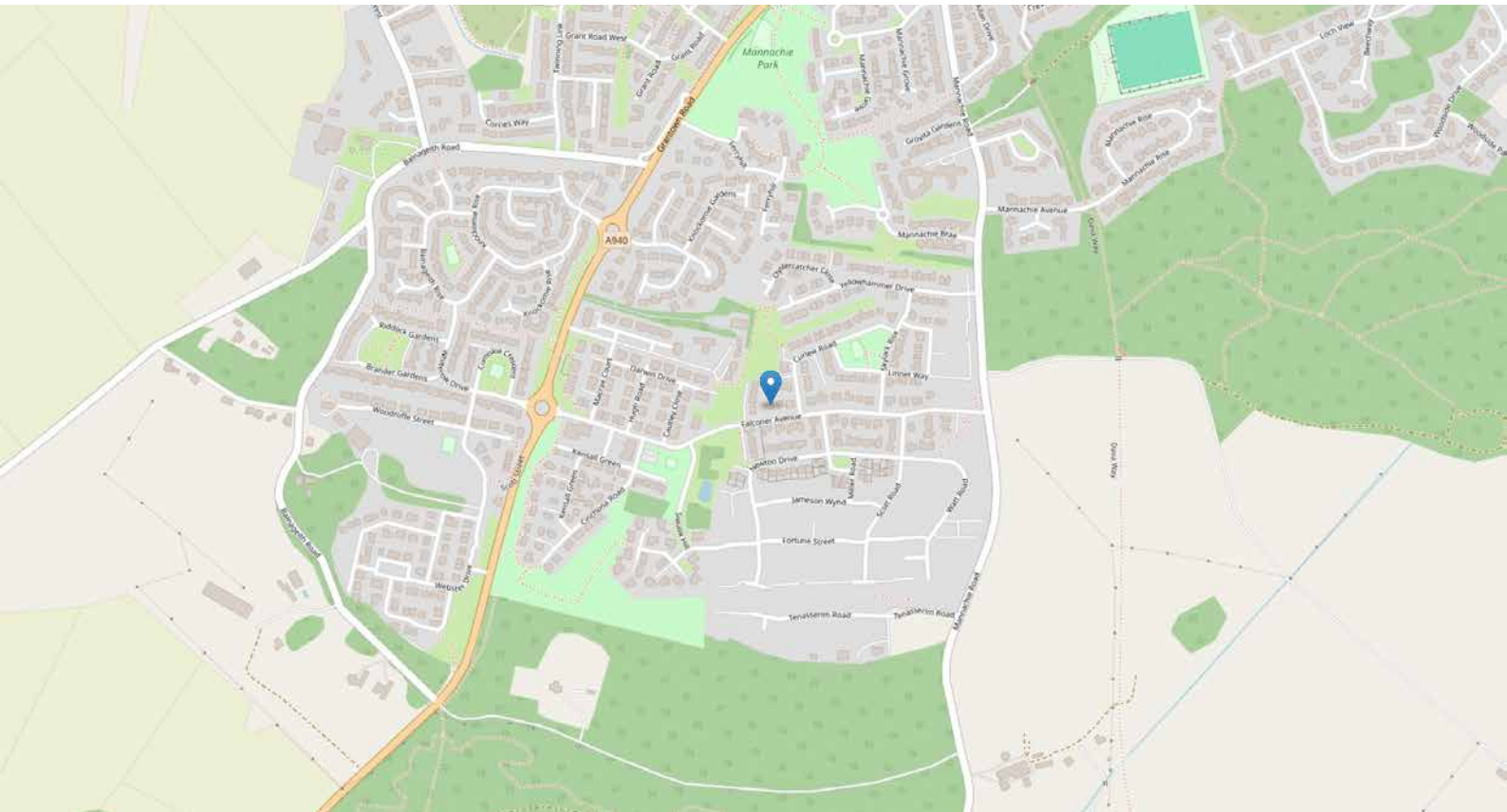
Early viewing is highly recommended.

EXTERNALS

FLOOR PLAN & DIMENSIONS

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 88m^2 | 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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