



Jasmeldar
107 St. Leonards Road, Forres

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& PARKER**
BNP PARIBAS GROUP

A stunning detached house with beautifully-presented accommodation on the edge of the town of Forres.

A spacious and well-presented detached home, occupying a sought-after position. The property lies approximately a mile from the town centre and is situated close to the countryside, while the beautiful, expansive beach at Findhorn and the open waters of Moray Firth are also easily accessible.



**4 RECEPTION
ROOMS**



4 BEDROOMS



4 BATHROOMS



GARAGE



GARDEN



FREEHOLD



TOWN



3,760 SQ FT



**OFFERS OVER
£700,000**



The property

Jasmeldar is a detached home, providing four bedrooms and a wealth of stylishly appointed living and entertaining space. Set in a desirable residential area approximately a mile from Forres town centre, the property backs onto woodland for a private outlook and a secluded feel.

At the entrance to the property, the stained-glass double doors open to a welcoming porch, which in turn leads to the reception hall with its central staircase, corniced ceiling and warm timber internal doors and joinery. The main ground-floor reception room is the play room, which has a bar, a logburner and a dual aspect including a bay window and French doors, both of which welcome plenty of natural light. There is also a formal dining room, again featuring a bay window and French doors to the gardens at the side, while towards the rear there is a useful home study. Adjoining the dining room via sliding double doors is the well-appointed kitchen, which has

modern fitted units, a central island with a breakfast bar and integrated appliances, including dual ovens, a microwave, a coffee machine and a gas hob. The utility room offers further space for home storage and appliances.

There is one double bedroom on the ground level. With its en suite shower room and built-in storage, it is ideal for use as a guest bedroom. Stairs lead to the spacious first-floor landing, which provides access to a further three double bedrooms of similar proportions. Two of the bedrooms are en suite, while all three benefit from built-in storage (one with its own dressing room). The first floor also has a bathroom, while the landing leads to a south-facing balcony, as well as a comfortable and well-proportioned sitting room.







Outside

At the front of the property, wrought-iron gates open onto the block-paved driveway, which offers a spacious parking area for several vehicles, as well as access to the integrated double garage towards the rear. There is a small area of lawn at the front of the property, while the main gardens are situated at the rear and include a large area of patio for al fresco dining, with lawns beyond, all bordered by mature trees for a sense of privacy. A timber-framed shed provides ample garden storage, while at the side of the house, a further patio and area of gravel terracing offers additional outside dining space.

Location

The historic town of Forres—the site of Duncan's castle in Shakespeare's Macbeth—offers a wide range of day-to-day amenities, including independent and High Street shops, restaurants, pubs and the well-known Benromach Distillery. The surrounding area provides excellent outdoor and leisure facilities, with extensive walking and cycling routes, a golf course

Distances

- Nairn 11.3 miles
- Inverness Airport 20.5 miles
- Inverness 28.1 miles

Nearby Stations

- Forres
- Nairn

Key Locations

- Moray Motor Museum
- Duke of Gordon's Monument
- Brodie Castle & Estate

Nearby Schools

- Andersons Primary School
- Applegrove Primary School
- Forres Academy

and various sporting clubs, while nearby Nairn Golf Club and Castle Stuart offer championship courses.

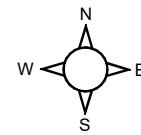
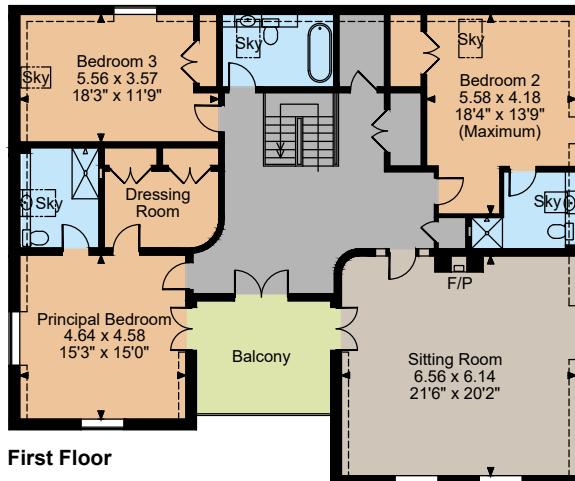
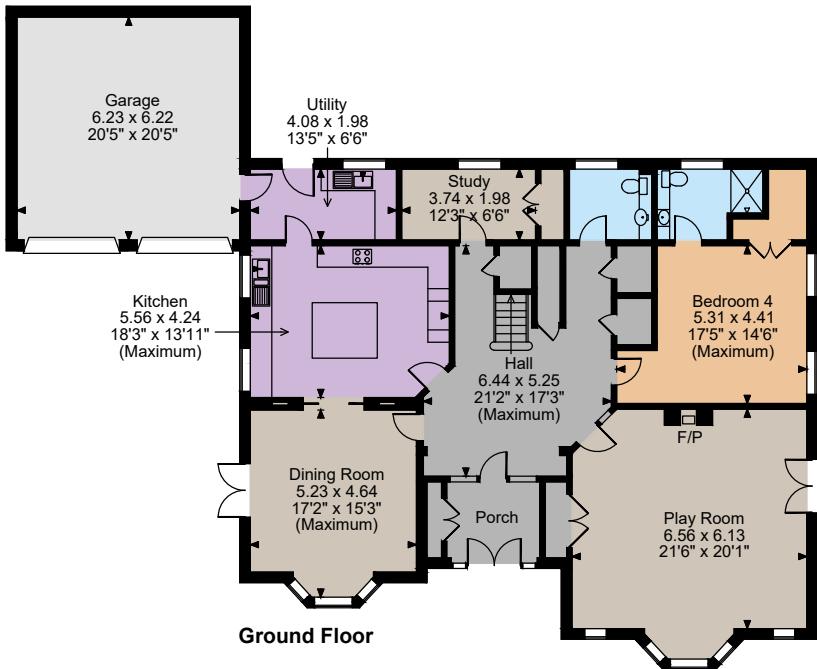
More extensive shopping and leisure amenities are available in Inverness, and transport links are excellent via the A96, Forres station (with services to Inverness and onward connections, including a sleeper to London).

Inverness Airport is approximately 20 miles away and offers a number of both domestic and European flights.









Floorplans

Main House internal area 3,760 sq ft (349 sq m)

Garage internal area 417 sq ft (39 sq m)

Total internal area 4,177 sq ft (388 sq m)

For identification purposes only.

Directions

IV36 2RE

what3words: ///pupils.general.rarely

General

Local Authority: Moray Council, High Street, Elgin, IV30 1BX, www.moray.gov.uk

Services: Mains electricity, water and drainage. Gas central heating. Underfloor heating on the ground floor. CCTV system.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: B

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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