



## **Leys Court, Forres IV36 1DE**



This charming townhouse, dating back to 1860, offers a blend of classic architecture and modern comfort.

The residence boasts three to four bedrooms, with versatile living spaces including a conservatory entrance and a cozy sitting room. The heart of the home is the dining kitchen, complemented by a convenient ground floor bathroom/wet room and basement access.

Upstairs, the layout includes two double bedrooms, a single bedroom, and an additional W.C. Set in the vibrant Forres town centre, the property enjoys proximity to amenities and schools. Key features include gas central heating, double glazing, a private garden, and a detached double garage.

With its tasteful upgrades and preserved original details, this home is a must-see, promising a perfect blend of history and contemporary living.

EPC Rating Band "E"

### **OFFERS OVER £300,000**

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Front Entrance to the property is through the conservatory.

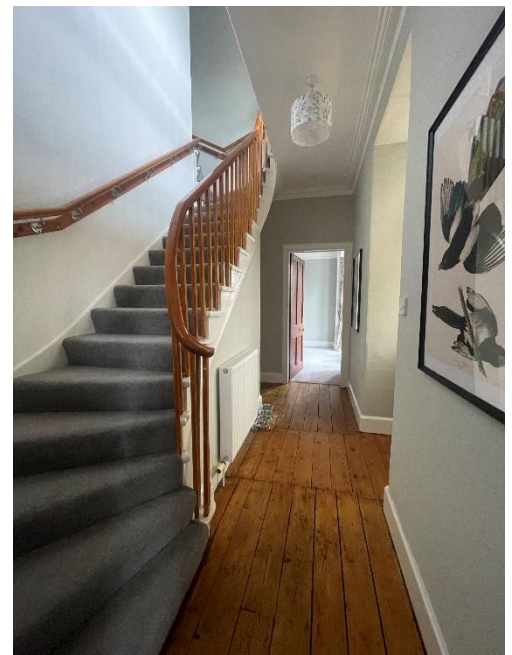
Conservatory – 14'5" (4.39m) x 8'0" (2.44m)

Serves as a grand entrance to the property, leading into the main hallway. Bathed in natural light, it offers a warm welcome with sunshine streaming through the expansive wrap-around windows. The charm of the original painted stone surround is beautifully complemented by the traditional wooden double doors, inviting you into the heart of the home with elegance and warmth.



Hallway – 12'11" (3.94m) x 3'9" (1.13m) plus door access

Grand hallway, offering more than just passage but an introduction to the home's character. The original wood flooring, complemented by deep-set skirtings, sets a tone of timeless elegance, while the high ceilings adorned with decorative coving echo the craftsmanship of a bygone era. This space provides access to the main living areas, including the versatile Lounge/Bedroom 4, a full bathroom, and a cozy sitting room, with a staircase leading to the first-floor accommodations and a doorway to the subterranean potential of the basement.





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Lounge/ Bedroom 4- 12'10" (3.91m) x 18'3" (5.56m)

The versatile space offers a grand formal lounge that can double as a fourth bedroom. It boasts elegant high ceilings, detailed coving, and classic picture rails that accentuate its charm. The room's centrepiece is a tasteful fireplace with a marble insert and wooden surround, complemented by a bay window with double glazing, sophisticated wall panelling, and curtains that add a touch of luxury.



Bathroom – 13'1" (3.98m) x 7'6" (2.28m) max measurement

Step into a serene sanctuary with this spacious bathroom, designed to provide a tranquil retreat from the hustle and bustle of daily life. The walk-in wet room features an efficient electric shower, complemented by elegantly tiled walls and a sleek shower screen. An open archway reveals the main attraction: a beautifully painted sage green bathroom, exuding a calm and inviting atmosphere. The centerpiece, a classic freestanding rolltop bath, invites relaxation, while the pedestal sink and low-level W.C. are tastefully accented with tiled splashbacks, completing this picture of modern elegance and comfort.





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Sitting Room - 12'11"(3.94m) x 18'4"(5.59m) max measurement

The sitting room offers a harmonious blend of contemporary and classic styles. The freshly painted white walls reflect the sunlight streaming through the expansive bay window, creating a bright and inviting atmosphere. The room's charm is further accentuated by original details like coving, picture rails, and deep-set skirtings, with the original fireplace serving as an elegant centerpiece. This space promises a warm welcome to all who enter, making it an ideal setting for both relaxation and social gatherings.





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Kitchen/Diner - 14'1" (4.29m) x 15'9" (4.8m) max measurement

The kitchen/diner is the heart of the home, offering a welcoming space for culinary activities and dining. Its efficient design features wall-mounted and base units with a soft matt finish, providing ample storage without compromising on style. The integration of essential appliances such as a fridge, freezer, and dishwasher ensures convenience, while the rustic dresser adds a touch of charm. This area is perfectly arranged to accommodate a cozy table and chairs, inviting you to savour peaceful breakfasts or intimate dinners.





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### Porch - 5'5" (1.64m) x 4'4" (1.31m)

A welcoming porch offers an alternative entrance to this charming property, leading directly into a spacious kitchen/diner. This feature not only adds to the aesthetic appeal of the home but also provides practicality for busy family life or when entertaining guests.

### Stairway & Landing

Ascend the plush, carpeted staircase to discover the heart of the home: a spacious and luminous landing. Bathed in natural light, the area offers a unique split staircase design, guiding residents and guests to the private quarters. Here, one finds three serene bedrooms, each a sanctuary of comfort, and a conveniently located water closet. A window frames the front aspect, ensuring a welcoming view that greets you each day.



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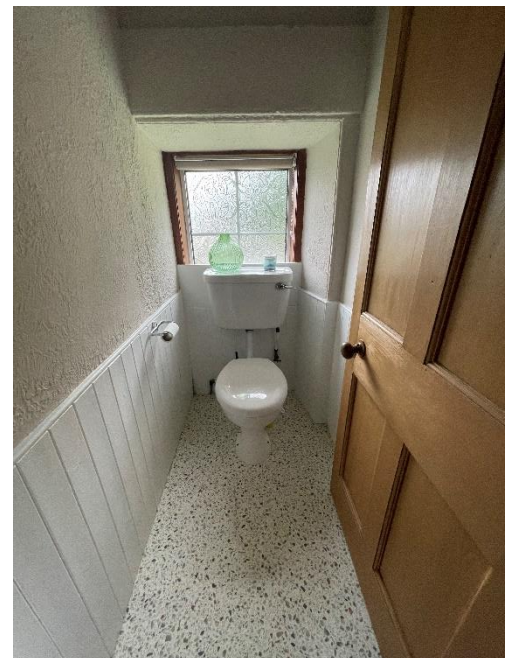
### Bedroom 3 – 7'6" (2.28m) x 9'6" (2.89m)

A well-proportioned single bedroom that doubles as a home office is a highlight of this property, offering a serene view of the rear aspect. This versatile space is ideal for professionals who require a quiet area to work from home or for those who desire an extra room for personal pursuits.



### WC – 4'11" (1.48m) x 3'0" (0.91m)

This compact and practical WC is designed for convenience and ease of use. It features neutral mid-height wood linings that add a touch of warmth, complemented by durable vinyl flooring for easy maintenance. Natural light and privacy are balanced with an obscure double-glazed window, complete with fitted blinds, overlooking the rear aspect of the property. Ideal for those looking to maximize space without compromising on functionality.





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**Bedroom 1 – 12'11" (3.94m) x 15'7" (4.74m)**

Bedroom 1 offers a spacious retreat. The room is tastefully adorned in neutral tones, creating a serene and inviting atmosphere. Storage is ample, thanks to the built-in cupboard featuring shelved organization. A charming painted fireplace surround adds character to the room, while the large window affords a generous view of the front aspect, ensuring plenty of natural light. This room is an ideal haven for relaxation and privacy.



**Bedroom 2 – 12'10" (3.91m) x 14'8" (4.47m)**

The large double bedroom is bathed in natural light, thanks to the generously sized front aspect window. Adding to the room's charm is the elegantly painted fireplace surround, which serves as a delightful focal point. This room promises a blend of comfort and style, ideal for relaxation and tranquility.





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Basement – 6'10" (2.07m) x 13'1" (3.98m) incl stair access

The basement, is easily accessible through a door under the stairs, leading down to a spacious lower level. This area is well-equipped with a ceiling light fitting and a durable concrete floor, offering a robust foundation for potential renovation or storage solutions. The dimensions and features of this basement make it a versatile space suitable for a variety of uses, adding tangible value to the property.

Driveway & Garage – 18'3" (5.56m) x 20'5" (6.22m)

This spacious driveway and garage offer ample room for parking and storage. The tarmac driveway leads to a detached double garage, equipped with versatile door options—one traditional up-and-over door and another electric roller door for your convenience. The garage is solidly built with concrete floors and breeze block walls, featuring a side window for natural light and a wooden service door. It is well-lit by two pendant light fittings, ensuring visibility at any time of day.





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## Garden

The garden area of this property offers a secure and private outdoor space, perfect for enjoying the sunny days of summer. A well-maintained tarmac surface provides a clean and versatile area, complemented by a charming, raised flower bed that adds a touch of nature's beauty.



## Note 1

All floor coverings, curtain poles, curtains and appliances are included in the sale.

Council Tax Band "E"

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Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

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