



7 Kinloss Park, Kinloss, IV36 3XJ



We are delighted to offer this immaculately presented 3 Bedroom Detached House located within a cul-de-sac in the village Kinloss.

The property is conveniently positioned close to the local shop with Post Office, Primary School, Abbey Inn bar and restaurant, Chinese Takeaway and Woodside farm and coffee shop. Findhorn Bay, Roseisle Beach and the Town of Forres are all within a short drive.

Accommodation comprises, entrance hallway, lounge, dining room, kitchen, utility room, cloakroom. 3 double bedrooms, bathroom and W.C. Large Garden to the front and rear with stone-built sheds, further timber shed and woodstore. Single garage and two areas to off road car parking.

An internal viewing is strongly recommended.

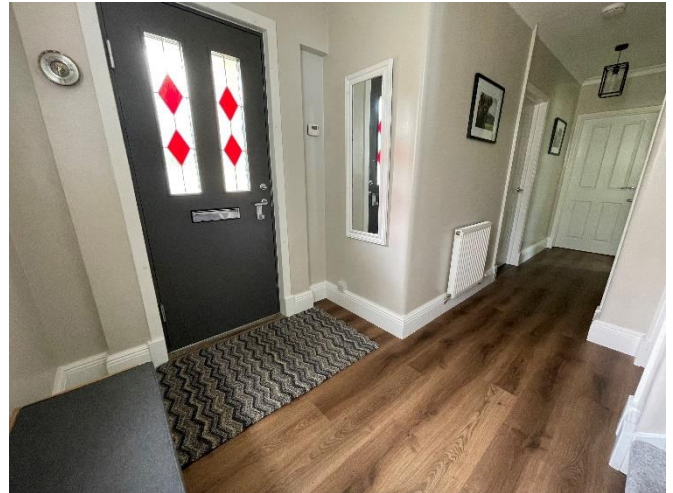
EPC Rating Band "D"

OFFERS OVER £270,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance Hallway – 12'2" (3.71m) x 6'2" (1.87m) extends to 13'3" (4.03m) x 3'1" (0.93m)

Entrance to the property is through a composite door with two ornate glass panel windows. Two pendant light fittings, smoke alarm, coved ceiling, wood laminate flooring, single radiator, BT, single and double power points. uPVC window with venetian blinds overlooks the side aspect. Staircase leads to the 1st floor accommodation and provides understairs storage, light fitting and access to the fuse box and meters. Further built in cupboard with wall mounted coat hooks and shelving. Doors lead to the lounge, dining room, kitchen and cloakroom.



Lounge – 12'5" (3.78m) x 17'4" (5.28m)

Good sized lounge which is well presented and enjoys the natural light from the large uPVC window with venetian blinds and chrome curtain pole that overlooks the front aspect. Further side window with venetian blinds. Ceiling light with 2 further wall mounted lights, coved ceiling, wood flooring, 2 single radiators, Tv and various power points. Focal point of the room is a fireplace with a wood burning stove, timber mantle, tiled inset and granite hearth. Open arch to the dining room and door to the hallway.





Dining Room – 10'4" (3.15m) x 12'5" (3.78m)

Spacious area to dining with a 3-bulb pendant light fitting, coved ceiling, single radiator, wood laminate flooring, various double power points. uPVC window with venetian blinds and curtain pole overlooks the front aspect. Door to the hallway.



Cloakroom – 8'1" (2.46m) x 3'4" (1.01m)

Low level W.C, wall mounted wash hand basin with tiled splashback and wall mounted mirror and light. Tiled flooring, chrome heated towel rail and obscure uPVC window with venetian blinds overlooks the rear aspect.



Kitchen – 13'10" (4.21m) x 8'10" (2.69m)

Modern fitted kitchen with a range of gloss cabinets and base units finished with a Junker wood worktop and ceramic tiled splash back to the wall. Integrated stainless steel sink with chrome mixer tap and drainer. Space for an electric double oven and hob with built-in overhead chimney style extractor hood. Further under counter space for a fridge, dishwasher and freezer. Various power points, single radiator, 2 pendant light fittings, coved ceiling and tile flooring. uPVC window with curtain pelmet overlooks the rear garden. Secure uPVC door with half obscure glass provides access to the side and rear garden. Open arch to the utility room.



Utility Room – 5'2" (1.57m) x 8'10" (2.69m)

Double white gloss cabinet and junker worktop with tiled splashback and under counter space for a washing machine and tumble dryer. Wall mounted Valliant boiler to the corner. Ceiling light fitting, small double radiator, uPVC window to the rear aspect and tiled flooring.

Staircase & Landing – 19'7" (m) x 6'10" (2.07m) narrows to 3'2" (0.96m)

Carpeted staircase with painted balustrade and spindles leads to the 1st floor accommodation. On the half landing there is a large uPVC window with venetian blinds. The landing has 2 ceiling light fittings, smoke alarm, loft access and coved ceiling. Single radiator, power point and carpet to the floor. Further uPVC window with venetian blinds overlooks the side aspect. Built-in cupboard; commonly used as an airing cupboard for storage. Doors to the 3 bedrooms, bathroom and W.C.



Bedroom 1- 17'4" (5.28m) x 12'5" (m) narrowing to 10'9" (m)

Large double bedroom with 2 pendant light fittings, coved ceiling, carpet to the floor, various power points, tv point and double radiator. Double radiator provides part shelf and hanging storage. Large uPVC window with venetian blinds and chrome curtain pole overlooks the front aspect, plus further side window with matching blinds.



Bedroom 2- 12'5" (3.78m) x 10'4" (3.15m)

Double bedroom with a pendant light fitting, coved ceiling, double radiator, Tv and various power points, carpet to the floor and double wardrobe which provides hanging storage. uPVC window with venetian blinds and curtain pole that overlooks the front and further window with blinds to the side aspect.



Bedroom 3- 8'11" (2.72m) x 13'11" (4.23m) incl wardrobe.

Double bedroom with a pendant light fitting, coved ceiling, single radiator, Tv and various power points, carpet to the floor and double wardrobe which provides part shelf and hanging storage. uPVC window with venetian blinds and curtain pole that overlooks the rear aspect.



Bathroom – 5'10" (1.77m) x 8'3" (2.51m)

Modern suite with a bath with chrome mixer tap and overhead mains operated rain shower head and glass screen and full height tiling around the walls. Wall mounted wash hand basin with chrome taps and tiled shelf with obscure uPVC window to the rear aspect. Chrome heated towel rail. Wall mounted vanity cabinet, tile effect flooring, ceiling light operated on a movement sensor.

W.C – 5'4" (1.62m) x 3'5" (1.03m)

Low level W.C and corner wall mounted wash hand basin with chrome mixer tap and part tiled splash back to the wall. Mirror, chrome accessories, chrome heated towel rail, ceiling light operated on a movement sensor and obscure uPVC window with venetian blinds overlooks the rear aspect.



Front & Rear Garden

The front of the property is open plan and laid to lawn with two established rowan trees. Established flower beds are positioned around the house and fence perimeter.

The rear of the property offers a generous plot which is mainly laid to lawn and enclosed within a timber fence and hedge boundary. Mature trees provide a canopy to the lower part of the garden which has a wood store and timber shed. The former part of the garden has a sunny aspect with an area to paved patio, washing line and gives access to the two stone-built sheds for storage.



Driveway & Garage

A tarmac driveway provides off road car parking for 2 vehicles and gives access to the single garage with an up and over door on the front. A further paved driveway provides further off-road car parking and runs to the side fence with double gates which open into the rear garden to enclose further secure parking.



Note 1 –

All flooring covering, light fittings, integrated appliances including the oven and hob are included in the sale.

Council Tax Band “C”

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

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

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment.
