



59 Knockomie Rise

Forres, IV36 2HE



We are delighted to offer this Detached 3 Bedroom House with a Sunroom and Garage, which is located within a cul-de-sac on the Knockomie Development.

The property is well positioned for easy access to the Local Primary and Secondary Schools, Swimming Pool, Local Co-op, Coffee Shop, Dentist & Health Centre within walking distance.

Accommodation comprises; Entrance Vestibule, Hallway, Cloakroom, Lounge/Diner, Kitchen, Sunroom. Master Bedroom with en-suite, 2 further Double Bedrooms and Family Bathroom.

Further benefits include a Single Garage with Loc Block Driveway, wrap around Garden with a Summerhouse, Timber Shed and Greenhouse. Double Glazing & Gas Central Heating.

An Internal viewing is strongly recommended.

EPC Rating Band "C"

OFFERS OVER £245,000

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

Entrance Porch – 4'8" (1.41m) x 3'0" (0.91m)

Entrance to the property is via a secure uPVC door with fitted blinds. The Porch has two further uPVC side window with fitted blinds, ceiling light fitting, double power point and laminate flooring. Secure door to the hallway.



Hallway – 6'11" (2.1m) x 9'9" (2.96m)

Open hall with access to the downstairs cloakroom, Lounge and upper accommodation.

Ceiling light fitting, coved ceiling, smoke alarm and heat detector. Wall mounted bell chime, carpet to the floor, single radiator and double power point. Thermostat control panel. Staircase to the 1st floor with built-in under stair storage.

Cloakroom – 6'1 (1.84m) x 3'8" (1.11m)

Low level W.C, pedestal wash hand basin with chrome taps and part tiled splashback. Single radiator, wall mounted shelf and coat hooks. Ceiling light fitting, partial coving, extractor fan, laminate wood flooring and chrome accessories.



Lounge/Diner – 17'7" (5.36m) x 12'3" (3.73m)

Spacious lounge with ample space to accommodate a dining area. Two wall mounted light fittings, smoke alarm, coved ceiling, double radiator, carpet to the floor, TV, BT and various power points. Double glazed French doors with co-ordinating side windows provides light and access to the conservatory. Concertina door leads to the kitchen.



Kitchen – 11'8" (3.55m) x 7'5" (2.25m)

Modern fitted kitchen with a range of white gloss wall mounted cupboards with under unit lighting and matching base units with a wooden effect roll top worksurface which is complimented by a turquoise glass splash back to the walls. Integrated appliances include a fridge, freezer, dishwasher and eye level oven and microwave. Electric hob and overhead extractor fan. Stainless steel 1 ½ sink with chrome mixer tap and drainer. Wall mounted glass shelf. Single radiator, Various power points incl usb sockets, strip light fitting, coved ceiling, extractor fan and heat detector. Double glazed window with venetian blinds to the front aspect. Wood effect vinyl to the floor.



Conservatory – 14'8" (4.47m) x 7'1" (m)

Good sized 2nd public room which is finished with a dwarf wall, polycarbonate roof and double-glazed windows fitted with venetian blinds to all aspects, plus the side door to the garden. Two wall mounted light fittings, Tv point and two double power points. Large double radiator and laminate wood flooring.



Staircase & Landing – 11'1" (m) 3'4" (1.01m)

Wooden staircase with white painted balustrade and spindles leads to the 1st floor accommodation. On the half turn there is a double-glazed window with venetian blinds which overlooks the front aspect. The landing has carpet to the floor, single pendant light fitting, smoke alarm, heat detector, covered ceiling and loft access. Small radiator and double power point. Built-in cupboards commonly utilised as an airing cupboard. Access to the 3 bedrooms and bathroom.



Bathroom – 6'4" (1.92m) x 9'2" (2.79m) incl door access

Low level W.C, pedestal wash hand basin with chrome mixer tap, glass shelf and wall mounted mirror. Mid height tiling to the walls. Bath with chrome mixer tap, mains operated shower with glass shower screen and full height tiling. Single radiator, chrome accessories and double-glazed window with roller blind to the front aspect. Ceiling light fitting, coved ceiling and extractor fan. Vinyl to the floor.

Master Bedroom with En-Suite – 15'0" (4.57m) x 10'3" (3.12m)

Large double bedroom with a single pendant light fitting, partial coving, single radiator, BT, TV and various power points. Carpet to the floor. Built-in wardrobe fronted by wooden sliding doors provides part shelf and hanging storage. Double glazed window with roller blinds and curtain pole overlooks the rear aspect. Door to the en-suite shower room.



En-Suite – 10'2 (3.1m) x 7'1" (2.15m) narrowing to 4'1" (1.23m)

Lovely en-suite with a walk-in shower enclosure with mains operated shower, shower tray, glass shower screen and full height tiling. Mid height tiling to the remainder walls, low level W.C and pedestal wash-hand basin with chrome mixer tap. Chrome heated towel rail, wall mounted medicine cabinet, mirror and vinyl to the floor. Double glazed obscure glass window with roller blind overlooks the front aspect.



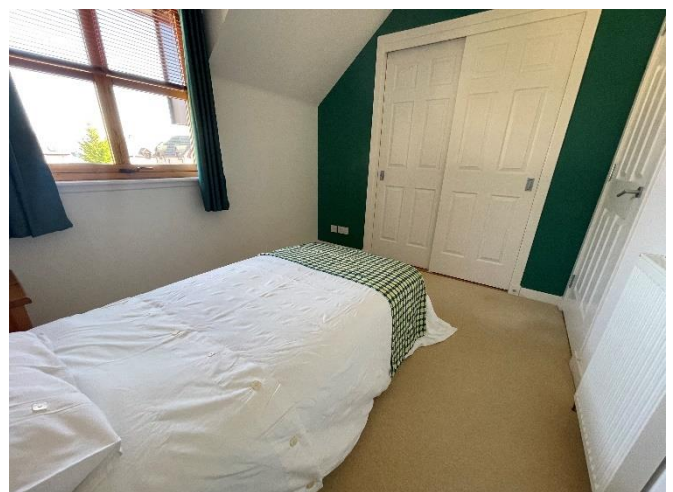
Bedroom 2 – 11'4" (3.45m) x 10'8" (3.25m) max measurement

Double bedroom with a pendant light fitting, partial coved ceiling, double radiator, BT, TV and various power points. Built-in double wardrobe fronted by wooden sliding doors provides storage. Double glazed window with a roller blind and curtain pole overlooks the rear aspect.



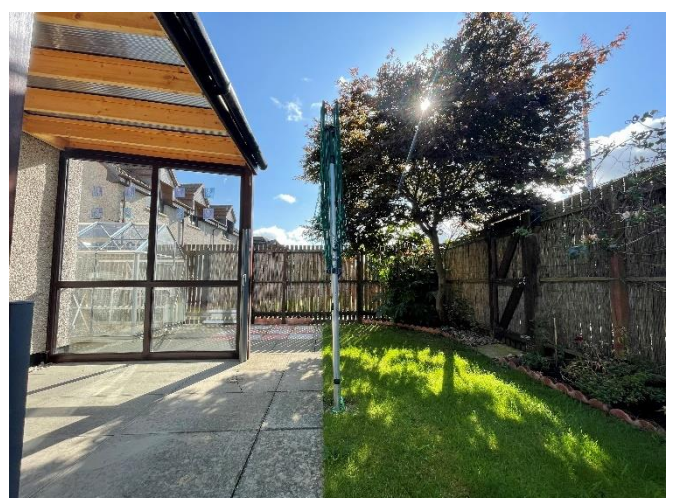
Bedroom 3 - 10'1" (3.07m) x 8'5" (2.56m)

Double bedroom with a pendant light fitting, partial coved ceiling, single radiator, BT, TV and various power points. Built-in large double wardrobe fronted by wooden sliding doors provides storage. Double glazed window with venetian blinds and curtain pole overlooks the front aspect.



Front & Rear Garden

The front of the property is maintained to low maintenance with a small area to lawn to one side with established tree and further side lawn with established shrubs. Paved pathway with planted lavender bushes leads to the front Porch. Timber fencing with side gates secure the rear garden. To one side is a timber shed with overhang to secure the recycling bins. Green house. The other side has an area to sleeper planters with homegrown produce. An Arber arch provides access into the rear part of the garden where there is a summerhouse to one corner and an area to lawn with established shrubs and trees. Partially closed Pergola with a uPVC double glazed window to one side and retractable screen for privacy with a polycarbonate roof.



Garage – 22'5" (6.82m) x 10'2" (3.1m)

Single garage with up and over door to the front aspect. Service door with side window to the rear. Pre-lined walls and painted floor. Two strip light fittings, Alpha boiler to one corner, various wall mounted shelving and work bench. Power points.

Summer house

Timber construction summerhouse to enjoy the evening sunshine. French doors to the front with side windows either side to provide plenty light.

Note 1 - All floor coverings, light fittings, blinds, curtain poles and integrated appliances are included in the sale.

Note 2 - Council Tax Band "E"
