

Rivendell
Lein Road
Kingston
Morayshire
IV32 7NW



Fixed Price £269,950

Benefiting from a beautiful outlook to the rear and a sunny southerly aspect is this deceptively spacious 4 Bedroom Detached House. The property features a Master Bedroom with Balcony and a substantially sized Rear Garden.

Features

4 Bedroom Detached House

Attractive southerly facing views to the rear

Master Bedroom with Balcony

Substantially sized plot

Double Glazing

Oil Central Heating



Benefiting from a beautiful outlook to the rear and a sunny southerly aspect is this deceptively spacious 4 Bedroom Detached House. The property features a Master Bedroom with Balcony and a substantially sized Rear Garden.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge with wood burning stove, Dining Room, Conservatory, Kitchen / Breakfast Room, a Sitting Room, 2 Ground Floor Bedrooms and a Shower Room.

The 1st Floor comprises a Master Bedroom with Walk-In Wardrobe and a Balcony with southerly facing views, a 2nd Double Bedroom and a Family sized Bathroom.

Entrance Vestibule

Coved ceiling with pendant light fitting
Double glazed window to the front
Single radiator
Tiled flooring

Hallway

Coved ceiling with 3 ceiling light fittings
Single radiator
A carpeted staircase leads up to the 1st floor landing
Built-in under-stairs storage cupboard
Fitted carpet

Lounge – 13'8" (4.16) plus door recess area x 14'11" (4.55) into the recess

Ceiling light fitting
Double glazed sliding patio door to the rear which leads out to the Garden
Double glazed window to the side
Double radiator
A large brick fireplace with wood burning stove
Fitted carpet

Dining Room – 13'7" (4.13) x 9'8" (2.94)

Coved ceiling with ceiling light fitting
Double radiator
Fitted carpet

Conservatory – 13'8" (4.16) max into window recess and door recess x 9'4" (2.84)

Fan light ceiling fitting
Double glazed windows to all aspects
Double radiator
Double glazed double doors to the side leading out to the Garden
Tile effect flooring

Kitchen / Breakfast Room – 12'11" (3.94) x 10' (3.05)

Coved ceiling with 2 ceiling light fittings
Double glazed window to the front
Double radiator
A range of wall mounted cupboards and fitted base units
Single sink with drainer unit and mixer tap
Integrated appliances include an electric hob and oven, microwave, dishwasher, washing machine

and a full sized fridge
The work surface forms a breakfast bar seating area
Laminate flooring

Sitting Room – 18'9" (5.71) x 8'8" (2.64)

2 ceiling light fittings

Double glazed window to the front and rear

Double radiator

A uPVC door with double glazed window gives a 2nd front entrance into the property

Laminae flooring

Ground Floor Bedroom 3 – 11'9" (3.57) x 9'9" (2.96)

Coved ceiling with pendant light fitting

Double glazed window to the side

Single radiator

Fitted carpet

Ground Floor Bedroom 4 / Study – 6'4" (1.92) x 9'9" (2.96)

A single bedroom or study

Coved ceiling with pendant light fitting

Double glazed window to the side

Single radiator

Fitted carpet

Ground Floor Shower Room – 6'5" (1.94) max x 5'1" (1.54) max

Ceiling light fitting

Double glazed window to the front

Single radiator

Shower cubicle enclosure with mains shower and tiled walls within

Vanity unit with recessed wash basin

Press flush W.C

Tile effect flooring

1st Floor Accommodation

Landing

Ceiling light fitting

Double glazed Velux window to the side

Single radiator

Fitted storage cupboard space to one side

Built-in cupboard with hanging space within

Fitted carpet

Master Bedroom – 18'1" (5.51) max x 8'9" (2.66) reducing to 5'2" (1.57)

Benefiting from a balcony which offers lovely southerly facing views

Double glazed sliding patio door to the rear leads out onto a canopied balcony

Walk-in wardrobe fitted with lighting, shelf and hanging space within

Double radiator

Fitted carpet

Bedroom Two – 14'7" (4.44) max and plus wardrobe space x 9'3" (2.81)

Pendant light fitting
Double glazed window to the front
Loft access hatch
Double radiator
Built-in wardrobes with sliding mirrored doors
Fitted carpet

Bathroom – 11'8" (3.55) x 6'10" (2.07)
Ceiling light fitting
Double glazed Velux window
Single radiator
Quadrant shower cubicle with mains shower
Double ended bath with mixer tap and hand shower fitting
Vanity unit with recessed wash basin and press flush W.C
Tiled walls
Vinyl flooring

Garden

A substantially sized rear garden of which the rear boundaries of the ground owned by the property extend beyond the visible fencing.

Commencing with a spacious decked seating area with balustrade

Timber built summer house

The garden continues with paved seating space with concrete barbeque and seating

A timber and metal storage shed

The main garden is laid to lawn with fenced boundaries and a selection of plants and shrubs

A gate at the rear leads to the remaining ground which belongs to the property

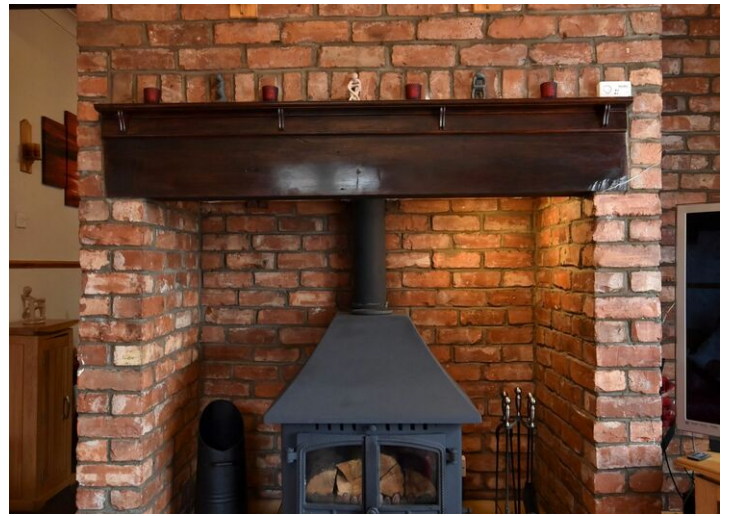
Driveway

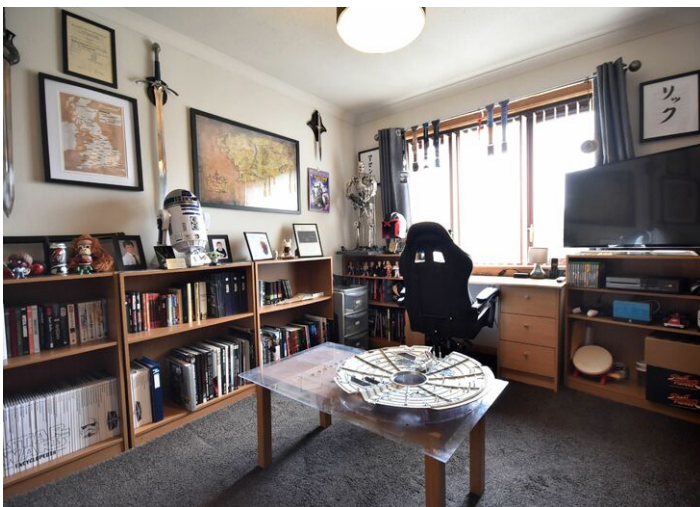
A block paved driveway providing parking for 3 vehicles

Double gates to one side give access through the rear garden

Note 1

All light fittings, floor coverings & blinds are to remain.













Energy Performance Rate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E	52		
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Council Tax Band

Currently E

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.

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

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.

Entry

By mutual agreement

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 for an appointment.