



## **111 Knockomie Rise, Forres IV36 2HE**



A superb opportunity to acquire this 5 Bedroom Detached Family Home built by Respectable Builder Springfield Properties, the property is in great condition and finished to a high standard. The property is situated within a popular residential area of Forres.

Accommodation comprises of a split-level design; Entrance Vestibule, Hallway, Open Dining/Family Area, Lounge, Dining Kitchen, Utility Room, Cloakroom, Master Bedroom with En-Suite Shower Room. 2 Double Bedrooms and a Family Bathroom on the lower level and two further Double Bedrooms and a Family Bathroom on the 1<sup>st</sup> floor.

Further benefits include Gas Central Heating, Double Glazing, Integral Garage, Front and Large Rear Garden, Summer House, Timber Shed and Hot Tub.

A viewing is strongly recommended to appreciate the accommodation on offer.

EPC Rating C

### **OFFERS OVER £385,000**

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

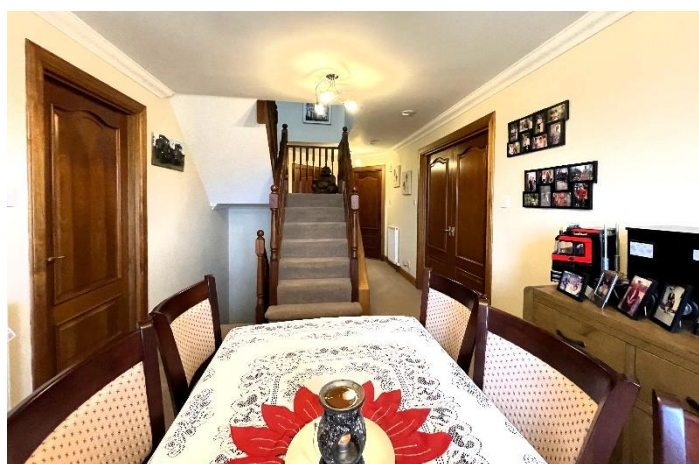
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### **Entrance Vestibule - 4'10" x 6'0"**

Entrance through a secure door with security spy hole and chain. Single light fitting and coving to the ceiling. Double power point. Door leading to the Hallway, open plan to the Dining/Family Area.

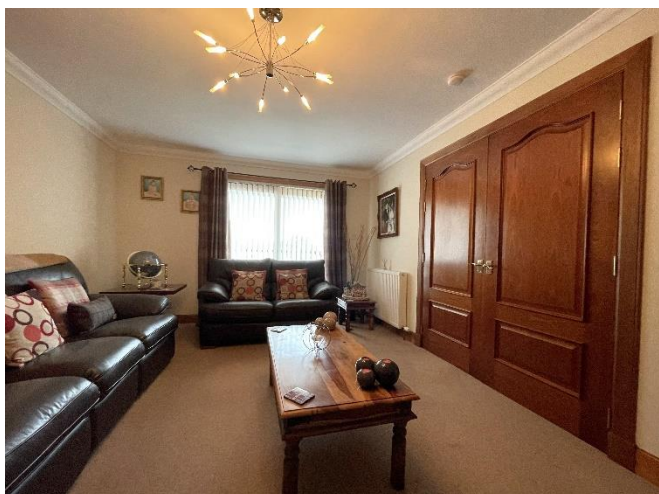
### **Hallway, Open Plan to Dining/Family Area - 8.2m x 3m**

Three, 3 bulb light fittings, smoke alarm and carpet to the floor. Carpet to the floor. Window to the rear aspect with wrought iron curtain pole and vertical blinds. Two single radiators and various power points. Wall mounted bell chime. Ample space is available for a large dining table and chairs. Built in cupboard housing the Mega flo tank and provides storage space. Doors leading to the Lounge, Dining Kitchen and Master Bedroom. Stairs leading to upper and lower accommodation.



### **Lounge - 3.6m x 5m**

Double doors entering a nicely presented Lounge with patio sliding doors leading out to the Balcony at the rear of the property, fitted with vertical blinds. Multi bulb light fitting, coving and smoke alarm to the ceiling. Carpet to the floor. Double radiator, TV, BT and various power points.



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### **Dining Kitchen - 5m x 3m**

Fully fitted Dining Kitchen with a range of base units and wall mounted cupboards, roll top work surface and coordinating ceramic tiling to the walls. Integrated appliances include a double oven, 4 ring gas hob, overhead extractor and dishwasher. Stainless steel sink, drainer and mixer tap with instant boiling water. Space available for a fridge freezer. Two four bulb light fittings, extractor and coving to the ceiling. Breakfast bar and ample space available for a dining table and chairs to allow informal dining. BT point and various power points. Double radiator. Tile effect vinyl to the floor. Window to the front aspect with vertical blinds. Sliding patio doors leading out to the Balcony at the rear of the property.



### **Utility Room - 3.4m x 1.6m**

Useful Utility space with base unit, work surface, stainless steel sink and drainer. Ceramic tiled splash back. Space available to accommodate a washing machine and gas tumble drier, included in the sale. Loft access. Tile effect vinyl to the floor. Single light fitting, coving and extractor to the ceiling. Single radiator and various power points. Wall mounted carbon detector. Window to the rear aspect with roller blind.

### **Cloakroom - 1.5m x 1.6m**

Cloakroom with low level WC and pedestal wash hand basin. Single light fitting, coving and xpelair to the ceiling. Vinyl to the floor. Single radiator. Window with obscure glass and roller blind to the front aspect. Wall mounted coat hooks. Chrome accessories.

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### **Master Bedroom -**

Master Bedroom with bay window to the front aspect, with vertical blinds. Carpet to the floor. Single pendant light fitting and coving to the ceiling. Double wardrobe fronted by mirror sliding doors offering hanging and shelved storage. Single radiator, TV, BT and various power points. Loft access. Door leading to the En-Suite Shower Room.



### **En-Suite Shower Room - 1.8m x 2.3m**

Modern Shower Room with a low-level WC with concealed cistern, vanity unit with vanity unit incorporating a wash hand basin with mixer top, large premium steam shower cabin. Gloss white ceiling panel with recessed lighting. Wet wall finish. Tile effect vinyl to the floor. Single radiator. Chrome accessories. Window to the front aspect with obscure glazing and roller blind.



### **Staircase & Lower Hallway -**

Carpeted staircase with hand rail & balustrade leading down to lower accommodation. The Hallway provides access to two double bedrooms and a family bathroom. Single pendant light fitting, smoke alarm, carbon monoxide detector and coving to the ceiling. Double power point. Under stair cupboard providing storage space, carpet to the floor and light fitting.

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### **Bedroom 2 - 3.6m x 4.4m**

Double Bedroom with window to the rear aspect. Three bulb light fitting and coving to the ceiling. Carpet to the floor. Double wardrobe, fronted by mirror doors and offering ample hanging and shelved storage. Single radiator, TV and various power points. Window to the rear aspect with roller blind.



### **Bedroom 3 - 3m x 4.4m**

Double Bedroom with patio doors leading out to the rear garden. Double wardrobe fronted by mirror doors. Single radiator, TV and various power points. Single pendant light fitting and coving to the ceiling.



### **Family Bathroom - 3m x 2.4m**

Bathroom with low level WC, pedestal wash hand basin with mixer tap and bath overhead mains shower and shower screen. Ceramic tiling to the walls. Single radiator. 3 small windows to the rear aspect with obscure glass. Single light fitting, coving and xpelair to the ceiling. Chrome accessories.



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### **Staircase and Landing**

Carpeted staircase with handrail and balustrade leading to upper accommodation. Single pendant light fitting, smoke alarm and coving to the ceiling. Built in cupboard, ideal for linen storage. Single radiator. Access to two double bedroom and Family Bathroom.

### **Bedroom 4 - 5.8m x 3m**

Double Bedroom with window to the front aspect and a further window to the rear aspect, both with roller blinds. Carpet to the floor. Single radiator, TV and various power points. Single light fitting and coving to the ceiling.



### **Bedroom 5 - 3.6m x 4.2m**

Double Bedroom with 3 bulb light fitting and coving to the ceiling. Window to the rear aspect with roller blind. Carpet to the floor. Single radiator, TV and various power points.





### **Family Bathroom - 3m x 2.7m**

Bathroom with low level WC, vanity unit with marble work surface incorporating a wash hand basin with mixer tap and bath with overhead mains shower. Single light fitting to the ceiling and xpelair. Vinyl to the floor. Window to the rear aspect with obscure glass and roller blind. Ceramic tiling to the walls. Chrome accessories.

### **Driveway & Integral Garage - 5.6m x 2.9m**

Integrated Garage with electric door to the front. Pre-lined walls and concrete floor. Two single pendant light fittings to the ceiling. Window to the side aspect. Wall mounted Gas fired Worcester boiler. Various power points.

### **Front & Rear Garden**

The Garden to the front is stone chipped for easy maintenance. Gate access to the side of the property, with stone steps. The Garden to the rear is well maintained mainly laid to lawn with mature shrubs and trees to the perimeter with a fence boundary. Designated rotary drier. Stone chipped pathway leading to a raised timber seating area and ornamental pond. There are three timber outbuildings within the Garden, a summer house, a cabin, which they currently house their hot tub and a timber shed.

Council Tax Band Currently F

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

**Note 2** – The hot tub is not included in the sale.





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.

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

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