



123 Knockomie Rise, Forres IV36 2HE



We are delighted to present this lovely 2 Bedroom Semi-Detached Bungalow located within a quiet cul de sac within the Knockomie Rise development.

Local amenities include a Coffee Shop, Co-op, Supermarket, Dentist and Health Centre. The Town Centre is a short drive and provides a good variety of Local and National Retailers.

Accommodation comprises; Entrance Vestibule, Hallway, Lounge, Dining Kitchen, 2 Double Bedrooms and a Shower Room. Further Benefits include Gas Central Heating, Double Glazing, Driveway, Garage, Front and Enclosed Rear Garden.

An Internal Viewing is Recommended

EPC Rating Band C

OFFERS OVER £190,000

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

Entrance Vestible - 3'11" x 4'11"

Entrance to the property is through a secure door with security spy hole. Recessed spot light and coving to the ceiling. Double power point. Carpet to the floor. Multi panel glazed door leading to the Hallway.



Hallway - 17'7" x 3'11"

The Hallway providing access to Lounge, Kitchen, Bedrooms and Shower Room. Carpet to the floor. Single pendant light fitting, smoke alarm and coving to the ceiling. Loft access. Wall mounted heating control and bell chime. Single radiator. Double power points. Three storage cupboards providing ample storage space.

Lounge - 13'1" x 19'2" (plus bay window)

Good sized Lounge with bay window to the front aspect with Roman blinds and hanging curtains. Two, 3 bulb light fittings, smoke alarm and coving to the ceiling. Carpet to the floor. BT, TV and various power points. Double radiator. Focal point of the room is an electric fire. Double radiator.



Dining Kitchen - 9'5" narrowing to 5'6" x 18'1" narrowing to 12'10"

Fully fitted 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 4-ring gas hob, overhead extractor, single oven and fridge. Space available for washing machine and freezer. Wall mounted gas fired boiler. Window overlooking the rear aspect with Roman blind and a further window within the dining area, which offers ample space for dining table and chairs, also fitted with Roman blind. BT point and various power points. Double radiator. Stainless steel sink, drainer and mixer tap. Vinyl to the floor. Recessed spotlights, smoke alarm, xpleair and coving to the ceiling. Secure door with obscure glazed panel, leading out to the Garden at the rear of the property.



Bedroom 1 - 11'1" x 9'9"

Double Bedroom with window to the front aspect with Roman blind and hanging curtains. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Double wardrobe fronted by mirror doors and offering ample storage space. Single radiator, TV, BT and various power points.



Bedroom 2 - 11'0" narrowing 8'0" x 9'3" narrowing 3'3"

Double Bedroom with window to the rear aspect with hanging curtains. Single pendant light fitting to the ceiling. Fitted carpet to the floor. Double wardrobe offering ample storage space and fronted by mirror doors. TV, BT and various points.



Shower Room

Shower Room with three-piece suite comprising of a low-level WC, pedestal wash hand basin with mixer tap and shower enclosure with overhead mains shower. Ceramic tiling to the walls. Vinyl to the floor. Window to the side aspect with obscure glass and roman blind. 3 recessed spotlights and xpelair to the ceiling. Wall mounted chrome heated towel rail and mirror. Chrome accessories.

Front Garden, Driveway and Garage

The front Garden is easily maintained, laid with stone chips and paved pathway leading to the front door. Access to the detached Garage which has an up and over door to the front and a service door to the side.

Side and Rear Garden

Gate access leading to the well-kept garden at the side and rear of the property, it has a fence boundary and mainly laid to lawn with flower borders, beds and a variety of mature shrubs and trees. Paved patio seating area. The garden is fully enclosed by a fence boundary. An area for bin storage.



Council Tax Band D

Note 1 –

All Integrated appliances, floor coverings, light fittings, blinds and curtains are 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.

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.