



69 Knockomie Gardens Forres, IV36 2TN



An opportunity to acquire this 3 Bedroom Family Home located on the sought after Knockomie Development in Forres.

Forres has a variety of amenities, shops, supermarkets, banks, leisure facilities and an 18-hole golf course. The town of Elgin is approximately 11 miles away and the local airport and city of Inverness are within easy commuting distance.

Accommodation comprises of an Entrance Hallway, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom, 3 Double Bedrooms and a Family Bathroom. The property benefits further from Double Glazing, Gas Central Heating, Garden, Driveway and Garage.

EPC Rating 'C'

Viewing is Recommended

OFFERS OVER £235,000

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

Entrance to the property is via a secure door with security spy hole.

Hallway - 4'9"(1.44m) x 11'4"(3.45m)

Single pendant light fitting, coving and 2 smoke alarms to the ceiling. Wall mounted bell chime. Wood flooring. Double power point. Radiator with radiator cover. Under stair cupboard providing storage space and housing the consumer units. Stairs leading to upper accommodation. Oak door with glass panel leads to the Kitchen.



Lounge - 11'5"(3.47m) x 11'4"(3.45m)

Lounge with double-glazed window to the front aspect with chrome curtain pole. Three bulb ceiling light fitting and coved to the ceiling. BT, TV and various power points. Single radiator. Wood flooring. Archway leading to the Dining Area.





Dining Room - 9'8"(2.94m) x 10'5"(3.17m)

Dining Area with a double-glazed window and curtain pole which overlooks the rear aspect. Pendant light fitting and coving to the ceiling. Single radiator. BT, TV point and various power points. Open doorway to the kitchen. Ample space is available for a dining table and chairs.



Kitchen - 9'6"(2.89m) x 10'5"(3.17m)

Kitchen with a range of base units and wall mounted cupboards with under unit lighting and a roll top work surface. Ceramic brick effect tiling to the walls. Integrated appliances include an under-counter single oven, 4 ring gas hob and overhead extractor. Space is available for dishwasher and fridge. 1 ½ stainless steel sink, drainer and mixer tap. Four recessed spotlights and coving to the ceiling. Wall mounted xpleair. Single radiator, TV point and various power points incl USB socks. Double-glazed window to the rear aspect. Wood effect flooring. Door leading to the utility room.



Utility Room - 5'5"(1.64m) x 8'6"(2.59m)

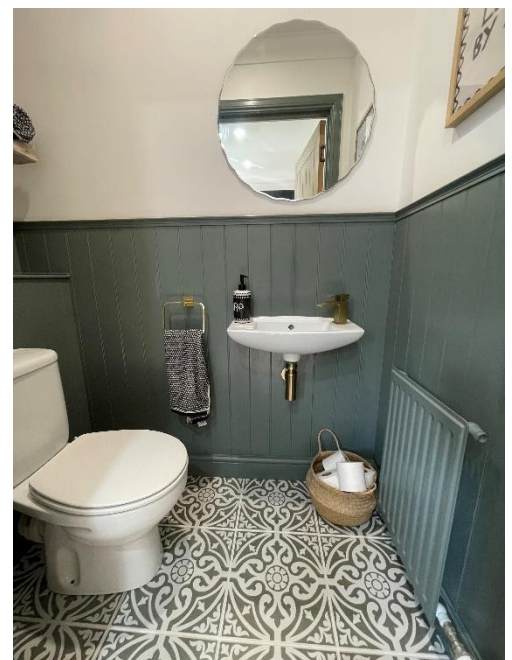
Utility Room with secure door with obscure glass leading out to the Rear Garden, door leading to the cloakroom and a further door leading to the Garage. Single base unit with roll top work surface, composite sink with mixer tap and drainer. Ceramic tiling to the walls. Two recessed spotlights and coving to the ceiling. Space is available for a washing machine. Single radiator. Wood effect flooring with a recessed foot well.

Cloakroom - 5'5"(1.64m) x 2'10"(0.85m)

Cloakroom with WC and wall mounted wash hand basin with mixer tap. Brass accessories. Single radiator. Tile effect laminate to the floor. Single light fitting, xplair and coving to the ceiling.

Landing

Carpeted staircase leading to upper accommodation. Window to the front aspect with venetian blind. Single pendant light fitting to the ceiling. Smoke alarm. Coving to the ceiling. Loft access. Built in cupboard offering shelved storage.



Bedroom One - 11'1" (3.37m) x 13'0" (3.96m)

Double Bedroom with velux window fitted with integrated black out blind to the rear aspect. Single pendant light fitting, 2 wall mounted light fittings and coving to the ceiling. Carpet to the floor. BT, TV and various power points. Built in wardrobe offering hanging and shelved storage. Double radiator.



Bedroom Two - 9'11" (3.02m) x 12'3" (3.73m) extending to 14'6" (4.42m)

Double Bedroom with single pendant light fitting and coving to the ceiling. Window to the front aspect with roller blind. Single radiator, carpet to the floor, TV, BT and various power points. Built in cupboard providing hanging and shelved storage.



Bedroom Three - 10'1"(3.07m) x 11'11"(3.62m)

Bedroom with double glazed window to the rear aspect with roller blind. Single radiator. Carpet to the floor. Single pendant light fitting and coving to the ceiling. TV, BT and various power points. Double wardrobe provides part shelf and hanging storage.



Family Bathroom - 9'0"(2.74m) x 8'3"(2.51m) narrowing to 5'1"(1.54m)

Large family Bathroom with 4 piece suite comprising; Low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap and large walk-in shower enclosure with mains operated shower, full height tiling, shower tray and glass shower screen doors. Mid height tiling to the remainder walls. Velux window to the rear aspect. Recessed spotlights and xpleair to the ceiling. Tile effect laminate to the floor. Wall mounted heated towel rail.



Garden

The front Garden has been laid to stone chips for low maintenance and could provide further off-road car parking. Ramped access to the front door and paved pathway leads around to the side gate. Access to the rear garden with a further pathway providing access around the rear of the property and to the utility door. The rear garden is enclosed within a high timber fence and is mainly laid to lawn with a retainer planter around the fence boundary. There is an area to timber decking and wood chips. Outside tap and light at the back door.

Driveway & Garage - 11'10"(3.6m) x 19'1"(5.81m)

Two stone chipped driveways allowing off street parking for three cars. The Garage has two single pendant light fittings to the ceiling. Concrete painted floor with breeze block walls and pre-lined ceiling. Various power points. Worcester 28CDi wall mounted boiler situated to one corner. Up and over door to the front and service door leading to the Utility Room.

Note 1

All floor coverings and light fittings are included in the sale.

Council Tax Band 'D'



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.

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