



Sunnybank, Knockando, Moray, AB38 7RX



We are delighted to offer a 3 Bedroom Semi-Detached traditional cottage located within the rural village of Knockando.

A popular village in Moray. It is a farming centre and the location of Knockando Woolmill and both the Knockando Distillery and the Tamdhu Distillery. The Tows of Forres and Grantown are approximately 15 miles away and has a good variety of shops and restaurants. Archiestown is just a little over 3 miles.

Accommodation comprises; entrance porch, hallway, lounge, kitchen, rear porch, 3 bedrooms and a bathroom. Further benefits include Oil central heating, double glazing, front and rear gardens. Driveway & garage.

An internal viewing is strongly recommended.

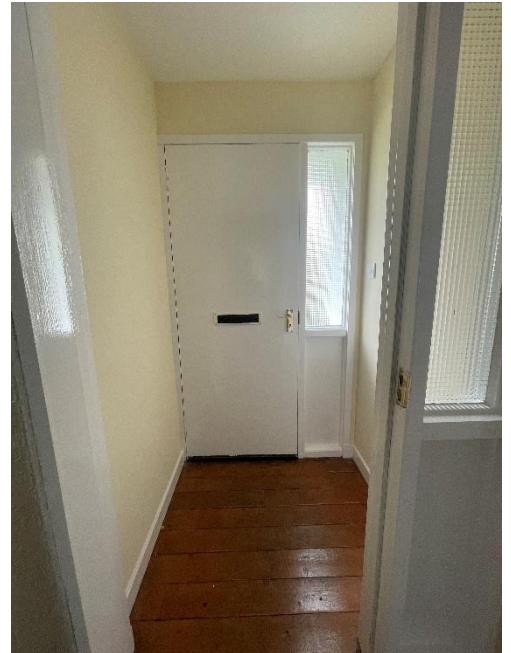
EPC Rating Band "D"

OFFERS OVER £150,000

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

Entrance Vestibule – 4'1" (m) x 3'5" (m)

Entrance to the property is through a solid wood door with obscure glazed side window. Wooden flooring and pendant light fitting. Further door with obscure glass and side window provides access to the hallway.



Hallway – 11'6" (m) x 4'1" (m)

Pendant light fitting, loft access, wood flooring, BT point, single power point and radiator. Built-in cupboard for storage. Doors to the Lounge, Bedrooms and Bathroom.

Lounge – 16'1" (m) x 11'0" (m) plus alcove recess

5 bulb pendant light fitting, coved ceiling, smoke alarm, large radiator, wooden flooring, TV, BT and various power points. Large uPVC double glazed window with venetian blinds overlooks the side aspect with further window to the rear. Recess alcove. Door to the hallway and to the kitchen.





Kitchen – 8'7" (m) x 8'2" (m)

Modern fitted kitchen with a range of wall mounted cupboards and base units with a roll top worksurface and finished with ceramic tiling to the walls. Integrated single oven, electric hob and stainless-steel chimney style extractor hood. Single sink with mixer tap and drainer. Space for a washing machine, fridge and dishwasher. uPVC window with venetian blinds overlooks the rear garden. Heat detector and pendant light fitting. Various power points. Door to the rear porch.



Rear Porch – 8'7" (m) x 2'11" (m)

uPVC double glazed window to the rear aspect. Timber door with glass window and cat flap to the garden. Painted floor and Worcester Combi-boiler.



Bedroom 1 – 9'1" (m) x 16'0" (m)

Double bedroom with uPVC double glazed window fitted with venetian blinds and curtain pole which overlooks the front aspect. Pendant light fitting with two further wall mounted lights. Coved ceiling. Radiator. Various power points. Built-in double wardrobe to provide hanging and shelved storage. Wooden flooring.



Bedroom 2 – 12'9" (m) x 9'1" (m)

Double bedroom with uPVC double glazed window fitted with venetian blinds and curtain pole which overlooks the front aspect. Pendant light fitting. Coved ceiling. Radiator. Various power points. Built-in double wardrobe to provide hanging and shelved storage. Wooden flooring.



Bedroom 3 – 9'5" (m) x 10'2" (m) plus door access

Double bedroom with uPVC double glazed window fitted with venetian blinds which overlooks the rear aspect. 3 bulb pendant light fitting. Radiator. Various power points. Built-in double wardrobe to provide hanging and shelved storage. Carpet to the floor.



Bathroom – 5'8" (m) x 6'7" (m)

3-piece white suite comprising of a low-level W.C, pedestal wash hand basin and bath with an overhead electric mira shower and wet wall finish to the walls. Tiled flooring. Ceiling light, extractor fan and white heated towel rail. Obscure uPVC double glazed window to the rear aspect.



Front & Rear Garden

The front garden has a large area to lawn with established plants, trees and shrubs. There is a level stone chip pathway leading from the garage and parking area which provides access to the front door and to the side of the property. A further stepped access from the driveway.

The side area is laid to stone chip and has a retainer wall with access to the oil tank. The rear garden is mostly to lawn on a slight embankment with established trees.





Driveway & Garage

Stone chip driveway with parking located outside a single garage within a block of 3. The furthest one on the right with the green door. Up and over door to the front aspect, window to the rear, Power and lighting.

Note 1

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

Council Tax Band currently "C"



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.

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