



31 Central Avenue, KINLOSS IV36 3XU



We are delighted to offer this superb 2 Bedroom Family Home, situated in a popular residential area of Kinloss.

Kinloss has several local amenities including local primary school, convenience store and post office. Findhorn and the beach are just within a few minutes' drive away. The town of Forres is a short drive and offers a secondary school, retail shops, swimming pool, leisure centre, golf course and medical centre.

Spacious accommodation comprising; Entrance Vestibule, Hallway, Lounge, Dining Kitchen, 2 Bedrooms and a Family Bathroom. Front & Enclosed Rear Gardens. Gas Central Heating & Double Glazing.

Viewing is Strongly Recommended

EPC Rating Band "C"

OFFERS OVER £125,000

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

Entrance to the property is through a secure uPVC double glazed door with obscure glazed panel and obscure glazed panel to the side of the door.

Vestibule - 5'3" x 7'2"

Built in cupboard offering ample storage space and wall mounted coat hooks. Door leading to the Hallway.

Hallway - 5'1" x 5'10"

The Hallway provides access to the Lounge and has stairs leading to upper accommodation. Three bulb light fitting and smoke alarm to the ceiling. Wall mounted heating control. Carpet to the floor. Single power point and BT point. Single radiator.



Lounge - 14'6" x 14'2"

Nicely presented Lounge with a large window overlooking the rear garden, with hanging curtains. Focal point of the room is a multi-fuel burner with oak beam, stone surround and slate hearth. Three bulb light fitting and coving to the ceiling. Carpet to the floor. Various points and TV point. Door leading to Dining Kitchen.





Kitchen - 6'8" x 17'7"

Modern Kitchen with a range of base units and wall mounted cupboards. Roll top work surface and splash back. Stainless steel sink, drainer and mixer tap. Integrated appliances include an overhead extractor, microwave, washing machine, fridge/freezer and slimline dishwasher. Space available for a cooker, which is included in the sale. Window to the front aspect with vertical blinds. Single radiator. Wall mounted heating control. Two 4 bulb light fittings to the ceiling. Various power points. Ample space available for a dining table and chairs. Under stair storage. Sliding uPVC double glazed doors leading out to the Garden, with fitted venetian blinds.





Staircase & Landing

Carpeted staircase leading to upper accommodation. Small window to the front aspect. With handrail. The Landing provided access to the Bedrooms and Bathroom. Single pendant light fitting to the ceiling. Loft access. Built in cupboard, housing the Potterton gas fired boiler and provides storage space.

Bedroom 1 - 14'8" x 9'1"

Double bedroom with window to the rear aspect. Two single pendant light fittings to the front aspect. Carpet to the floor. Double radiator and various power points. Built in wardrobe offering hanging and shelved storage.



Bedroom 2 - 12'1" x 11'1" (plus door recess)

Double Bedroom with window to the rear aspect. Single pendant light fitting to the ceiling. Carpet to the floor. Double radiator and various power points. Built in wardrobe providing hanging and shelved storage.



Bathroom - 6'2" x 6'3"

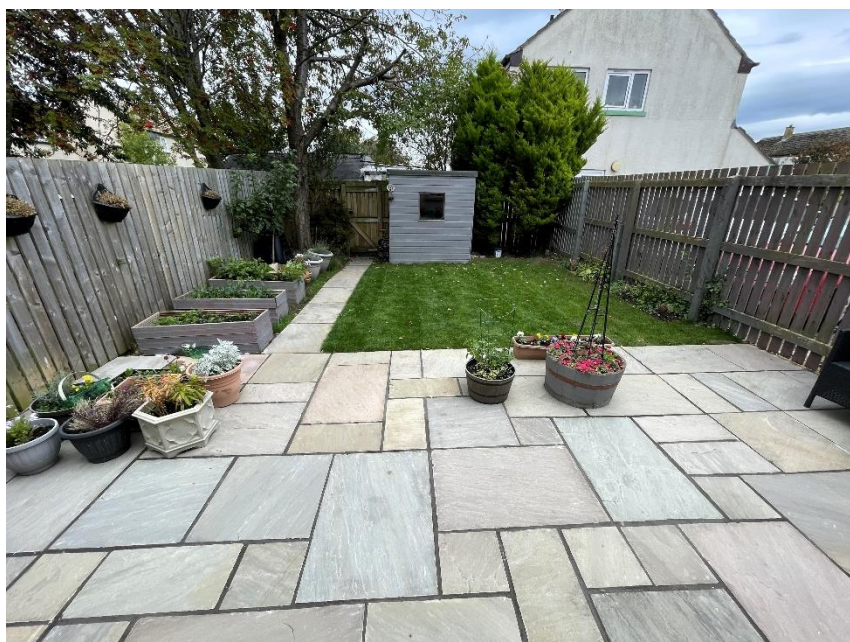
Modern Bathroom with low level WC, pedestal wash hand basin with mixer tap and bath with mixer tap, overhead electric shower and shower screen. Wet wall finish. Single pendant light fitting to the ceiling. Window to the front aspect with obscure glass. Chrome heated towel rail. Shaving point.



Front & Rear Garden

The front Garden is laid to lawn with a low-level fence with gate access and paved pathway leading to the front door.

Newly landscaped Garden to the rear of the property, enclosed by a fence boundary. Patio seating area. An area to laid to grass. Mature shrubs, trees and raised beds. Timber shed. Gate access to the lane, leading to the car park.





Council Tax Band Currently A

Note 1

All integrated appliances, floor coverings, light fittings, curtains and blinds 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.

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.
