



## **34 Central Avenue, Kinloss IV36 3XS**



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

Accommodation comprises; Entrance Vestibule, Utility Space, Hallway, Lounge Diner, Breakfasting Kitchen, 2 Bedrooms and a Bathroom. Further benefits include Gas Central Heating, Double Glazing, Allocated Parking and a Private Garden.

Kinloss has a number of local amenities including local primary school, convenience stores 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.

### **Offers Over £115,000**

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

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Entrance to the property is through a secure door with glazed panels and glazed panels to the side.

**Vestibule - 5'0" x 5'3"**

Laminate to the floor. Single light fitting to the ceiling. Wall mounted cupboard housing the consumer units. Wall mounted coat hooks. Door leading to the Hallway.



**Hallway - 5'1" x 5'4"**

Single pendant light fitting and smoke alarm to the ceiling. Laminate to the floor. Single power point. BT point. Double radiator. Wall mounted thermostat and mirror. Stairs leading to upper accommodation. Doors leading to the Utility Space and Lounge Diner.

**Utility Space - 4'10" x 4'5"**

Useful space which could be utilised for various things. Window to the front aspect. Single pendant light fitting to the ceiling. Carpet to the floor. Single power point.

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**Lounge - 13'6" narrowing to 10'6" x 17'6" narrowing to 6'10"**

Lounge with window to the front aspect and a further window to the rear aspect, both with vertical blinds. Two single pendant light fittings and smoke alarm to the ceiling. Fitted carpet to the floor. TV point and various power points. Wall mounted TV bracket. Under stair cupboard providing storage space. Single radiator. Ample space available for dining table and chairs. Door leading to the Kitchen.





**Kitchen - 12'9" x 7'4"**

Kitchen with a range of base units, roll top work surface. Ceramic tiling to the walls. Wall mounted wooden shelves. Integrated appliances include a 4-ring gas hob, overhead extractor and single oven. Space available for a fridge freezer, dishwasher and washing machine. Stainless steel sink, drainer and mixer tap. Strip lighting to the ceiling. Various power points. Window overlooking the rear aspect with roller blind. Double radiator and various power points. Vinyl to the floor. Secure door with obscure glazed panel leading to the rear garden and a glazed panel to the side of the door.





### **Stairs and Landing**

Carpeted staircase leading to upper accommodation with handrail. Single pendant light fitting, carbon monoxide detector and smoke alarm to the ceiling. Built in storage cupboard housing the gas fired boiler. Loft access. Window to the rear aspect. The landing provides access to the Bedrooms and **Bathroom**.



### **Bedroom 1 - 17'9" x 8'7" plus door recess**

Spacious Bedroom with window to the front aspect and a further window to the rear aspect. Carpet to the floor. Two single light fittings to the ceiling. Various power points. Double and single radiators. Built in wardrobe, providing ample shelved and hanging storage. Wall mounted mirror.



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## **Bedroom 2 - 12'0" x 10'5" narrowing to 7'5"**

Double Bedroom with window to the front aspect. Carpet to the floor. Various power points. Double wardrobe offering hanging and shelved storage. Double radiator. Single pendant lighting and coving to the ceiling.





### **Bathroom - 6'7" x 5'6"**

Bathroom with low level WC, wash hand basin within a vanity unit & mixer tap and bath with overhead electric shower and shower screen. Part wet wall and ceramic tiling. Extractor. Window to the rear aspect with obscure glass. Single light fitting to the ceiling. Single radiator. Chrome accessories.

### **Garden and Parking**

The garden to the front of the property is mainly laid to lawn with a paved pathway leading to the front door. The Garden to the rear of the property has gate access, enclosed by a fence boundary and again, mainly laid to lawn. Large timber shed situated at the bottom of the Garden and paved path way leading to the back door and a paved patio seating area.

Allocated parking space and visitor parking.





Council Tax Band A

Note 1

All integrated appliances, floor coverings 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.

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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