



## **21 North Road, Kinloss, IV36 3YB**



We are delighted to offer this Mid-Terraced 2 Bedroom Family Home, situated in a popular residential area of Kinloss with open fields to the front of the property.

Accommodation comprises; Entrance Vestibule, Hallway, Cloakroom, Lounge Diner, New Breakfasting Kitchen, 2 Bedrooms and a Bathroom. Further benefits include Gas Central Heating, uPVC Double Glazing, Allocated Parking and a Private Garden with Timber Shed.

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.

EPC Rating Band "C"

### **OFFERS OVER £125,000**

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

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Entrance to the property is through a secure composite door with 3 glass panel inserts and uPVC double glazed side panels.

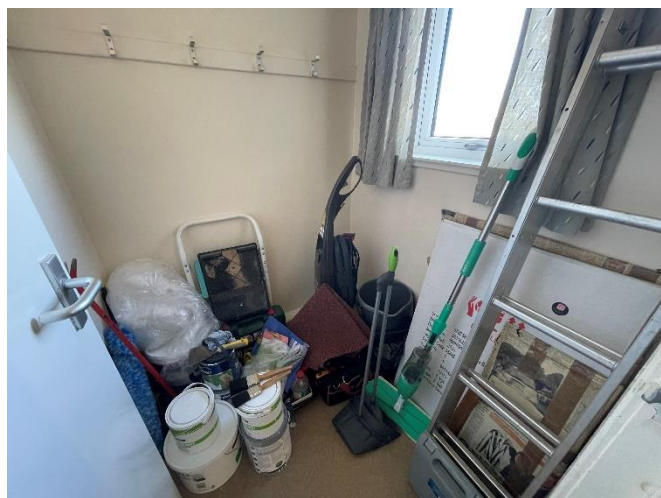
**Vestibule - 5'2" (1.57m) x 5'3" (1.59m)**

Ceiling light fitting, laminate wood flooring, wall mounted cupboard housing the consumer units. Access to the hallway.



**Hallway – 5'4" (1.62m) x 5'0" (1.52m)**

Pendant light fitting and smoke alarm to the ceiling. Wall mounted bell chime. Carpet to the floor. Double power point. BT point. Double radiator. Stairs leading to upper accommodation. Door leading to the Utility cupboard and to the Lounge Diner.



**Utility Cupboard - 4'8" (1.41m) x 4'5" (1.33m)**

Pendant light fitting, wall mounted coat hooks, vinyl to the floor. uPVC double glazed window with hanging curtains to the front aspect.

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**Lounge - 17'7" (5.36m) x 13'8" (4.16m) narrows to 9'5" (2.86m) (maximum measurement)**

Lovely spacious and well-presented Lounge with a uPVC double glazed windows to the front aspect. Further uPVC double glazed patio doors with two side glazed and closed panel windows with curtain pole and hanging curtains overlooks and provides access the rear garden. Two pendant light fittings, double radiator, fitted carpet to the floor. Two x TV points and various power points. Understairs cupboard providing storage space. Ample space available for dining table and chairs. Door leading to the Kitchen.



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**Kitchen - 12'8" (3.86m) x 7'3" (2.2m)**

Smart & Modern fitted Kitchen with a range of wall mounted high gloss cupboards and base units with a white sparkle work top and matching back splash. Integrated appliances include an eye level oven, microwave, fridge/freezer, dishwasher, composite sink with mixer tap and drainer, 5 ring gas hob with chimney style overhead extractor and glass splash back. Under counter space for a washing machine. Wet wall finish to the ceiling with recessed spotlights. Tile effect vinyl, various double power points, kickboard radiator, extractor fan. Large uPVC double glazed window with roller blind overlooks the rear aspect.



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## **Stairs and Landing**

Carpeted enclosed staircase leading to upper accommodation with handrail. Pendant light fitting and smoke alarm to the ceiling. Single power point. Built in storage cupboards, one housing the gas fired boiler. Loft access. uPVC double glazed window to the rear aspect. The landing provides access to the Bedrooms and Bathroom.

## **Bedroom 1 - 17'9" (5.41m) x 9'5" (2.86m)(maximum measurement)**

Good sized Master Bedroom with uPVC double glazed window to the front aspect and a further window to the rear aspect, both with roller blinds. Carpet to the floor. Two pendant light fittings to the ceiling. Various power points, single radiators. Built in wardrobe, providing ample shelved and hanging storage, fronted by wooden sliding doors. Alcove providing storage.



## **Bedroom 2 - 12'0" (3.66m) x 9'8" (2.94m) narrowing to 7'2" (2.18m)**

Double Bedroom with uPVC double glazed window to the front aspect with a roller blind. Single pendant light fitting, single radiator, built-in double wardrobe fronted by wooden sliding doors provides part shelf and hanging storage. Various power points.



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**Bathroom - 6'7"(1.99m) x 5'5" (1.64m) maximum measurement)**

Bathroom providing a bath with chrome mixer taps and wall mounted electric shower and shower curtain. Low level W.C with concealed cistern and pedestal wash hand basin with chrome taps. Full height tiling around the bath and sink. Wall mounted shelving, recess spotlight to the ceiling, shaver point, extractor fan, chrome heated towel rail and tile effect flooring. Obscure uPVC double glazed window to the rear aspect.



Council Tax Band 'A'

Note 1

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

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## **Garden and Parking**

The front garden is of low maintenance and laid to lawn with a paved pathway. Outside light on the porch.

The rear garden is enclosed within a timber fence boundary and is primarily laid to lawn. Timber decking is located outside the lounge patio doors. Timber shed for storage.

Allocated parking space and visitor parking.





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.

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