



93a Knockomie Rise Forres, IV36 2HE



We are pleased to offer this 3 Bedroom semi-detached house, built by local respected builder Springfield Properties.

Located in the picturesque town of Forres, this property is within easy reach of local facilities including Primary and Secondary Schools, Post Office, Supermarket Chains, Local Retailers, Medical Centre and Award-Winning Parks.

Accommodation comprises; Entrance Vestibule, Hallway, Lounge, Dining Kitchen, Cloakroom, 3 Bedrooms and Family Bathroom. Further benefits include Front and Rear Enclosed Gardens, Double Glazing and Gas Central Heating.

An Internal Viewing is Recommended.

EPC Rating Band "C"

OFFERS OVER £185,000

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

Entrance Vestibule – 4'4" (1.31m) x 4'6" (1.36m)

Entrance to the property is via a secure wooden door with security spy hole and chain providing access to the vestibule. Pendant light fitting, wall mounted bell chime, single radiator, double power point and wall mounted coat hooks. Storage cupboard providing access to the fuse box and provides part shelf and hanging storage. Door the hallway.

Hallway – 17'0" (5.18m) x 7'5" (2.25m) max measurement

Spacious hallway with 2 pendant light fittings, smoke alarm and carbon monoxide alarm to the ceiling. Large radiator with radiator cover. Wood flooring. Staircase to the 1st floor accommodation with built-in cupboard below; has a light fitting and provides storage. Doors lead to the Cloakroom, Lounge and Kitchen.



Cloakroom – 6'1" (1.84m) x 4'9" (1.43m)

Low level W.C, wall mounted wash hand basin with chrome taps, wall mounted mirror, part mid height tiling. Pendant light fitting, extractor fan, single radiator and wood effect flooring. Obscure double-glazed window with venetian blind to the rear aspect.



Lounge – 12'9" (3.88m) x 11'9" (3.57m)

Well-presented lounge with a ceiling light fitting, various power points, Tv and 2 BT points. Wood flooring, radiator and large double-glazed windows with curtain pole and hanging curtains overlooks the front aspect.





Breakfasting Kitchen – 10'7" (3.22m) x 14'4" (4.37m) max measurement

Modern fitted kitchen with a range of wall mounted cupboards and glass display cabinets with built-in lighting and under cupboard lights. Base units with kickboard lighting and a junker wood worktop which is complimented by a ceramic brick style splashback. Integrated appliances include and electric eye level oven and microwave, 4 ring gas hob with glass and stainless-steel chimney style extractor hood. Dishwasher, washing machine, fridge/freezer and Belfast style sink with chrome mixer tap. Double glazed window with venetian blinds overlooks the rear aspect. Central island with informal dining provides a breakfast bar. Wood flooring, 4 bulb light fitting, various power points, control panel for central heating and newly fitted boiler is concealed to one corner. Secure door with obscure glass provides access to the garden.



Staircase and Landing

A carpeted staircase with a pine balustrade and spindles provides access to the 1st floor. The landing has a pendant light fitting, double power point, single radiator, carpet to the floor and loft access. Built-in cupboard houses the mega flow tank and offers shelving for storage. Doors lead to the 3 bedrooms and Family Bathroom.

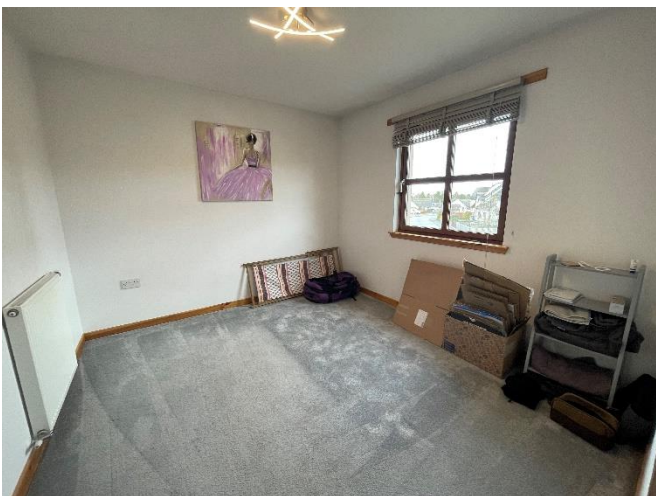
Bedroom 1 – 11'1" (3.37m) x 9'5" (2.86m)

Double bedroom with a 3-bulb halogen light fitting, single radiator, various double power points and carpet to the floor. Built-in double wardrobe providing part shelf and hanging storage. Double glazed window with curtain pole overlooks the rear aspect.



Bedroom 2 – 9'8" (2.94m) x 10'5" (3.17m)

Double bedroom with a 3-bulb halogen light fitting, single radiator, various power points and carpet to the floor. Built-in double wardrobe providing part shelf and hanging storage. Double glazed window with venetian blinds overlooks the front aspect.



Bedroom 3 – 7'5" (2.25m) x 7'5" (2.25m)

Single bedroom with a 3-bulb halogen light fitting, single radiator, various power points and carpet to the floor. Built-in double wardrobe providing part shelf and hanging storage. Double glazed window with curtain pole and hanging curtains overlooks the rear aspect.



Family Bathroom – 5'6" (1.67m) x 7'11" (2.4m)

Low level W.C, Pedestal wash hand basin with chrome taps, ceramic tiled splash back to the wall with tiled shelf. Bath with chrome taps, mains operated overhead shower with full height tiling and shower curtain. Single radiator, floating shelf, shaver point, wall mounted mirror, single light fitting, extractor fan and tile effect vinyl to the floor. Obscure double-glazed window to the rear aspect.



Front & Rear Garden

The front of the property is laid to loc block driveway and provides ample off road car parking. A secure timber gate gives access to the side garden and to the rear. The side has an area to paving slabs which gives a suitable space for storage. The rear garden is mainly laid to lawn and is enclosed within a high timber fence. Rotary dryer. Outside tap and light. Access to the kitchen.

Note 1 –

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

Council tax Band "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.

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
