



Abbey Crescent, Forres, IV36 3FJ

Offers Over £165,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Generous Four Bedroom Home
- Gas Fired Central Heating Throughout
- uPVC Windows, External Doors & Fascias
- Solar Panels for Energy Efficiency
- Above Average EPC Energy Rating
- Large Living Room
- Fitted Kitchen With Separate Dining Room
- Early Entry Available
- Home Report Available On Request
- Viewings By Appointment Only, 7 Days A Week

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



This spacious four-bedroom terraced house, located in the peaceful Southside Estate of Kinloss, offers generous living areas and the potential to create a truly inviting family home. With solar panels fitted to the roof and private front and rear gardens, this property is perfect for those seeking a home with both practicality and the opportunity to put their own stamp on it.

As you step through the front porch, you enter a large hallway that leads to the main living areas. The lounge is a spacious, light-filled room that stretches from the front to the rear of the property, with windows at both ends allowing natural light to flood in. There's ample room for your furniture, and the floral wallpaper adds a touch of colour and warmth to the space.

The kitchen is designed for both function and style, featuring wooden cabinets with black marble-effect worktops, stainless steel sink and drainer and colourful tiling that gives the space a welcoming feel. There's plenty of storage space and room for all your appliances. This home benefits from a convenient utility room which provides extra space for laundry and storage. Also downstairs you'll find a separate dining room currently decorated with colourful floral wallpaper creating a cheerful atmosphere. This room offers flexibility – whether you use it as a formal dining space for meals with friends or family or whether you'd like to transform it into a second living area. In addition a convenient downstairs toilet adds practicality for everyday living.

Upstairs you'll find four good proportioned bedrooms. The master bedroom is particularly generous, with built-in wardrobes that feature full-length mirrored doors, adding both style and storage. The second double bedroom also includes built-in wardrobes, while the third bedroom offers similar space without the storage. The fourth bedroom is a single, ideal for a child's room or guest accommodation. An additional smaller room upstairs makes an excellent home office, nursery or even a walk-in wardrobe.

The family bathroom is modern and sleek, with contrasting white and black tiling, a shower over a large bathtub and black wet wall panelling for a contemporary finish. It's a bright, stylish space that complements the rest of the home.

Outside the rear garden is an ideal space for outdoor entertaining or for children to play. With a large wooden decked area, a patio and a lawn section, it's perfect for summer barbecues or simply relaxing in the fresh air. A large wooden shed offers plenty of outdoor storage. The front garden is enclosed by a small wooden fence and mostly laid to lawn, providing a neat and welcoming entrance to the property. This home offers so much potential and with a little modernisation and care, it could become your perfect new family home. Its versatile layout and generous room sizes provide the ideal foundation for creating your dream house in a peaceful and friendly neighbourhood.

ABOUT KINLOSS

Kinloss is a peaceful village located on the Moray coast, just a short drive from the historic town of Forres. Known for its scenic surroundings and proximity to the RAF Kinloss Barracks, the village offers a relaxed lifestyle with easy access to the Moray Firth and the stunning Highlands beyond. The village has essential amenities, including a local shop and Kinloss Primary School, which serves the needs of local families.

For secondary education, nearby Forres provides additional options. Forres is also home to a wider range of amenities such as supermarkets, cafes, restaurants, healthcare facilities and leisure activities, making it a convenient hub for residents of Kinloss.

Kinloss benefits from good transport links, with regular bus services connecting it to Forres, Elgin, and Inverness. The A96 road provides easy access to both Elgin and Inverness, where you'll find more extensive shopping, dining and transport options, including Inverness Airport for national and international travel.

For nature lovers, Kinloss offers beautiful coastal walks, access to nearby beaches and wildlife watching along the Moray Firth. Its combination of tranquil village life, proximity to essential services and stunning natural surroundings makes Kinloss an attractive choice for those looking to buy a property in Moray.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: C

EPC Rating: B (90)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

Included in the sale: All floor coverings curtains and blinds and all integrated kitchen appliances.




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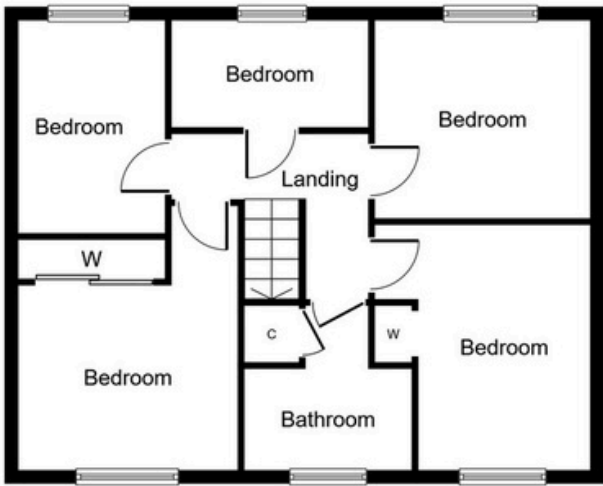
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 114 m²





Ground Floor
Approximate Floor Area
628 sq. ft.
(58.3 sq. m.)

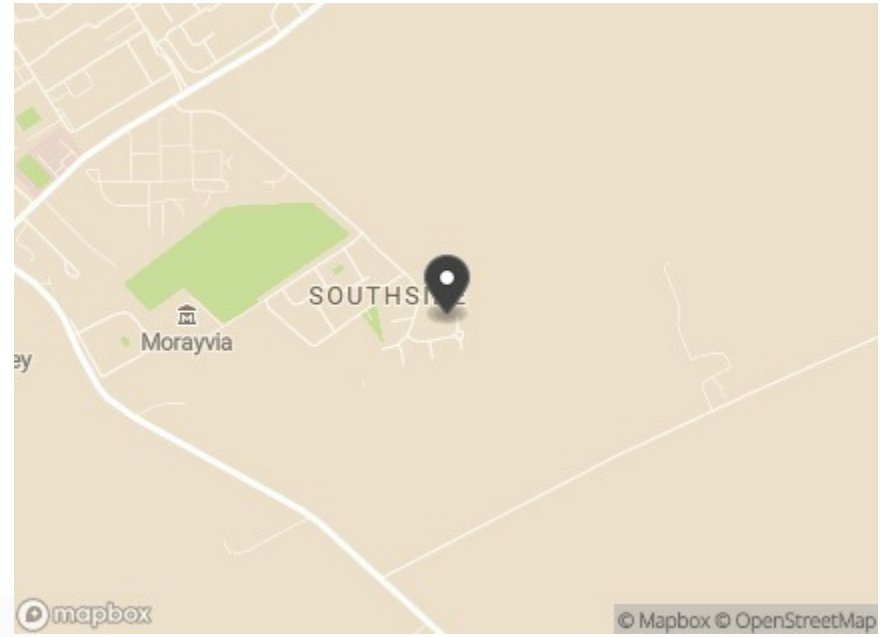


First Floor
Approximate Floor Area
598 sq. ft.
(55.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	90	94
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	87	92
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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