



19 Kensal Green, Forres, IV36



We are delighted to offer this fabulous 3 Bedroom Detached Family Home presented in very good order throughout. The property is located within the Springfield development to the South of Forres.

The Historical Town of Forres has a variety of Retail Shops, Schools, Parks, Leisure facilities & Golf Course.

Accommodation comprises; Entrance Vestibule, Hallway, Lounge Diner, Dining Kitchen, Cloakroom, 3 Double Bedrooms and a Family Bathroom. Further benefits include Triple Glazing, Gas Central Heating, Loc Block Driveway, Single garage and Rear Enclosed Garden.

An internal viewing is strongly recommended.

EPC Rating Band C

OFFERS OVER £260,000

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

Entrance Vestibule – 6'7" (1.99m) x 4'8" (1.41m)

Entrance to the property is through a secure solid door with obscure glazed panel, security spy hole and chain. Pendant light fitting, coved ceiling, smoke alarm, BT hub, small single radiator, double power socket, triple glazed window with venetian blind to the front aspect. Wood flooring throughout. Built-in double cupboard for storage and provides wall mounted coat hooks, access to the fuse box, BT point and carpet to the floor. Multi panel glass door leads to the hallway.



Hallway – 12'9" (3.88m) x 7'9" (2.35m) max measurement

Two pendant light fittings, coved ceiling, smoke alarm, single radiator, double power socket, hive control panel for central heating, wall mounted bell chime and wood flooring. Built-in cupboard offering partial shelving. Doors leads to W.C, Kitchen and Lounge Diner. Staircase leads to 1st floor accommodation.



Lounge Diner - 24'1" (7.33m) x 11'6" (3.5m)

Nicely presented Lounge Diner with uPVC triple glazed window to the rear aspect and a double French patio door leading out to the rear of the property, both with curtain poles. Two pendant light fittings, coved ceiling, 2 air vents, smoke alarm, 2 double radiators, TV, BT and various power points. Wood flooring.



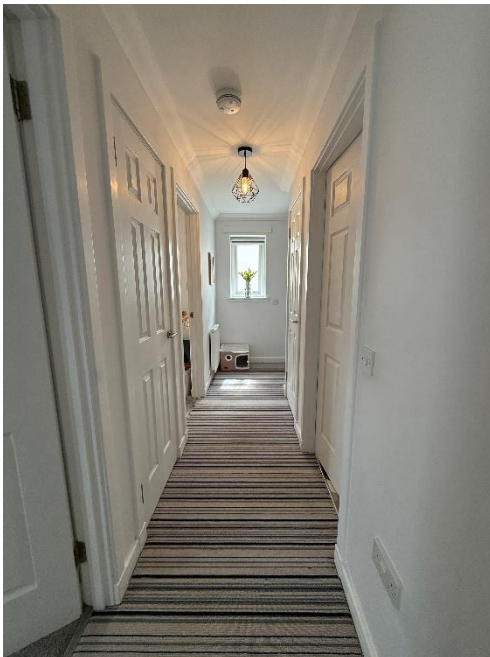
Kitchen - 12'10" (3.91m) x 12'9" (3.88m)

Newly fitted kitchen offering a range of wall mounted cupboards with under unit lighting and base units with a roll top worksurface and complimented by similar wet wall to the walls. Integrated appliances include an eye level single oven and microwave, fridge and freezer, stainless steel 1 ½ sink with chrome mixer tap and drainer. Central island with informal dining has a 5-ring gas hob with downdraft extractor fan in a pop-up design. Space for a wine fridge, washing machine and tumble dryer. 8 recess spotlights to the ceiling, coving, heat detector, 2 air vents and various double power sockets. uPVC triple glazed window with venetian blinds overlooks the front aspect. Vinyl flooring and upright radiator.



Cloakroom - 6'6" (1.97m) x 6'10" (2.07m) max measurement

Modern Cloakroom with low level WC within a concealed cistern and wall mounted wash hand basin with mixer tap and wall mounted mirror. vinyl to the floor. Ceramic tiling to the walls. Recessed spotlights to the ceiling. Air vent. Chrome heated towel rail. Obscure uPVC triple glazed window to the side aspect.



Staircase & Landing - 15'0" (4.57m) x 3'3" (0.98m)

A carpeted staircase with white balustrade and spindles leads to the 1st floor accommodation. A pendant light fitting, coving and smoke alarm to the ceiling. Loft access. Single radiator, double power socket, carpet to the floor. Built in cupboard housing the Megaflo tank and provides storage space further built-in cupboard with partial shelving. Doors lead to 3 bedrooms and a bathroom.

Bedroom 1 - 11'7" (3.52m) x 10'1" (m3.07) plus door access

Double bedroom with a pendant light fitting, coved ceiling, air vent, single radiator, TV, BT and various power points. Carpet to the floor. Built-in double wardrobe fronted by mirror sliding doors offers part shelf and hanging storage. uPVC triple glazed window with pine curtain pole overlooks the rear aspect.



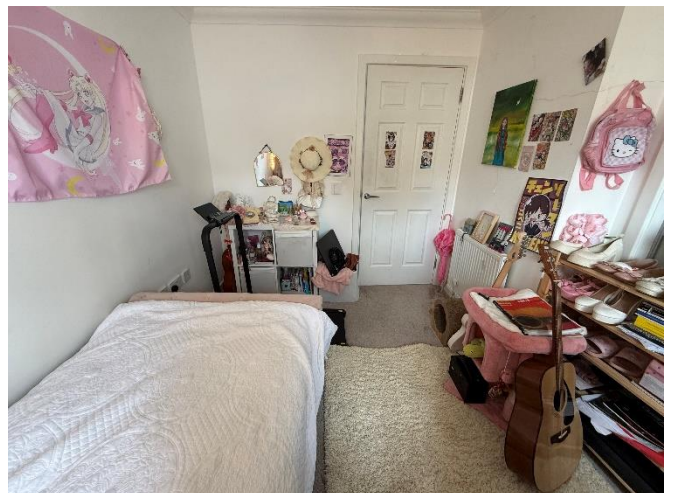
Bedroom 2 - 11'7" (3.52m) x 8'9" (2.66m)

Double Bedroom with a pendant light fitting, coved ceiling, air vent, single radiator, TV, BT and various power points, built-in double wardrobe. Carpet to the floor. uPVC triple glazed window with a roller blind overlooks the rear aspect. Built-in double wardrobe fronted by opaque sliding doors offers part shelf and hanging storage.



Bedroom 3 - 12'9" (3.88m) x 8'11" (2.72m) (plus recessed alcove)

Double bedroom with a pendant light fitting, coved ceiling, air vent, single radiator, TV, BT and various power points. Carpet to the floor. Built-in double wardrobe fronted by mirror sliding doors offers part shelf and hanging storage. uPVC triple glazed window with day and night blinds overlooks the front aspect.



Family Bathroom - 9'2" (2.79m) x 7'9" (2.35m)

Modern Family Bathroom with low level WC with a concealed cistern and wash hand basin with mixer tap set within a vanity unit, offering storage space. Wall mounted mirror with integrated lights and shaver point. Further shaver point. Bath with overhead mains shower and glass retractable shower screen. Ceramic tiling around the bath and further mid height tiling to the remainder walls. Velux window to the front aspect. Recessed halogen spotlights, air vent, coved ceiling and Vinyl to the floor.



Front & Rear Gardens

The front of the property has ramped access to the front door and is of low maintenance with stone chips. The rear garden is mainly laid to lawn and is retained within a partial wall and fence boundary. An area to patio is located outside the lounge/diner. Secure timber fence with gate to the driveway. A stone chip pathway provides access to the other side of the house with a further timber fence and secure gate.



Driveway & Garage – 10'11" (3.32m) x 19'7" (5.96m)

Loc bloc driveway providing off street parking for 2 vehicles. The Garage has an up and over door to the front and a service door to the rear. The Garage has various power points, 2 pendant light fittings, painted concrete floor and breeze block walls. Internal tap and separate fuse box.

Note 1 –

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

Council Tax Band E

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.
