



18 Knockomie Rise, FORRES IV36 2HG



An opportunity to acquire this 3 Bedroom Family Home, which is presented in immaculate order, situated in the popular Knockomie development and built by respected local builders, Springfield Properties.

This property is well located for Forres Town Centre which offers a variety of shops, post office, supermarkets, banks, leisure facilities, local primary and secondary schools.

Accommodation comprises; Entrance Hallway, Open Plan Lounge with Kitchen Diner, Utility Room, Cloakroom, Master Bedroom, Two Further Double Bedrooms and Family Bathroom. Further benefits include Front and Rear Garden, Double Glazing, Gas Central Heating and Integral Garage.

Viewing is Highly Recommended

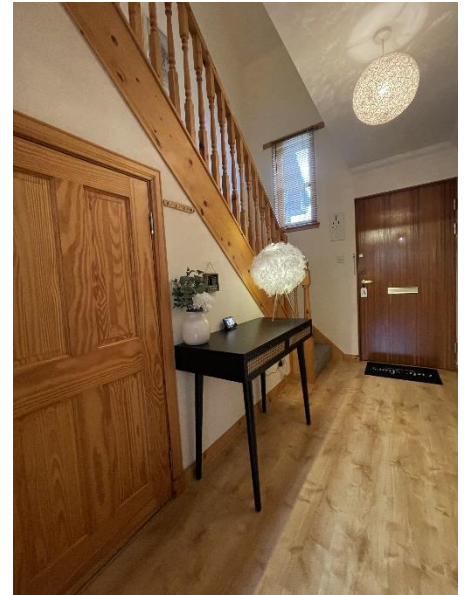
EPC Rating - C

OFFERS OVER £235,000

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

Entrance Hallway - 5'0" x 11'5"

Access through a secure, solid door with security chain and spy hole. Single pendant light fitting, smoke alarm and coving to the ceiling. Single radiator and double power point. Wood effect laminate to the floor. Wall mounted bell chime. Wall mounted Tado wireless temperature sensor. Under stair cupboard with storage space and houses the consumer units. Staircase leads to the 1st floor accommodation. Multi panel glazed doors leading to the Lounge and Kitchen Diner.



Lounge - 11'3" x 11'4"

Nicely presented Lounge with a double-glazed window to the front aspect with wooden blinds. Focal point of the room is a wooden fire surround with electric fire. Multi bulb light fitting, smoke alarm and coving to the ceiling. Double radiator. TV, BT and various power points. Wood effect laminate flooring. Archway leading to the Kitchen Diner.





Kitchen Diner - 19'8" x 10'5"

Breakfasting Kitchen

Fully fitted Kitchen with a range of base units, wall mounted units, wine rack, roll top work surface and coordinating ceramic tiling to the walls. Flyover with 2 recess spotlights. Breakfast bar for informal dining. Integrated appliances include an electric single oven, 4 ring gas hob and overhead chimney style extractor. Space available for a fridge freezer. Stainless steel sink, drainer and mixer tap. Double radiator. Various power points, BT and TV points. Wood effect laminate to the floor. Five bulb light fitting and heat alarm to the ceiling. Double glazed window overlooks the rear aspect, fitted with a roller blind. Doors leading to the Hallway and Utility Room.





Dining Area

Good size dining Area with sliding patio doors, leading to the rear Garden. Ample space is available for dining table and chairs. Multi bulb light fitting and coving to the ceiling. TV, BT and various power points. Double radiator. Wood effect laminate to the floor. Archway to the Lounge and open plan to the Breakfasting Kitchen.





Utility Room - 5'5" x 8'5"

Utility Room with a base unit, wall mounted cupboards, roll top work surface and coordinating ceramic tiling to the wall. Space is available for a washing machine and dishwasher. Single pendant light fitting, coving and xpelair to the ceiling. Various power points. Single radiator. Tile effect laminate to the flooring with recessed foot well. Doors leading to the Cloakroom and Garage. Secure door with obscure glass leading to the Rear Garden.

Cloakroom - 2'11" x 5'5"

Cloakroom incorporating a two piece suite, low level WC and pedestal wash hand basin and ceramic tiled splash back. Chrome accessories. Single light fitting, coving and xpelair to the ceiling. Single radiator. Tile effect laminate flooring.



Staircase & Landing - 9'2" x 3'1"

Carpeted stairway leading to upper accommodation with pine balustrades and handrail. Window to the front aspect. The landing provides access to the Bedrooms and Family Bathroom. Loft access. Single pendant light fitting, coving and smoke alarm to the ceiling. Single radiator. Double power point. Built in cupboard providing shelved storage.

Master Bedroom - 11'8" x 13'5"

Light and airy Master Bedroom with two Velux windows giving natural light and fitted with blinds. Single pendant light fitting to the ceiling. Carpet to the floor. BT, TV and various power points. Double radiator. Double fitted wardrobe, fronted by mirror sliding doors, offering hanging and shelved storage.



Bedroom 2 - 14'7" x 10'3"

Double Bedroom with window to the front aspect with wooden blind. Carpet to the floor. Built in double wardrobe, fronted by mirror doors and offering hanging and shelved storage. Single pendant light fitting and coving to the ceiling. Single radiator. BT, TV and various power points.



Bedroom 3 - 9'11" x 11'6"

Double Bedroom with window to the rear aspect. Single pendant light fitting and coving to the ceiling. Single radiator. Wood effect laminate to the floor. BT, TV and various power points. Built in, double wardrobe, fronted by mirror doors, offering hanging and shelved storage.



Family Bathroom 8'1" x 6'9"

Family Bathroom with three piece suite comprising of a low-level WC, wash hand basin with mixer tap and bath with overhead mains shower and shower screen. Ceramic tiling to the walls. Wood effect vinyl to the floor. Velux window to the rear aspect with fitted blind. Wall mounted chrome heated towel rail. Chrome accessories. Three bulb light fitting coving and extractor to the ceiling.



Driveway and Integral Garage

Gravel driveway providing off street parking. Garage with two single pendant light fittings to the ceiling. Pre lined walls. Up and over door to the front and service door leading to the Utility Room. Various power points. Wall mounted gas fired Worcester boiler.

Front Garden and Rear Garden

Beautifully kept Gardens, the front Garden is laid to lawn. Paved pathway leading to the front door and continues to the side of the property, with gate access leading to the Rear Garden.

The Rear Garden is enclosed by a fence boundary, offering privacy, mainly laid to lawn with a slate chipped area. Paved patio seating area. External tap.





Note 1

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

Council Tax Band Currently D

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.