



85 Easter Road
Kinloss, IV36 3FG



We are delighted to offer this 3 Bedroom, End Terraced Family Home, situated in a popular residential area of Kinloss. The property has been upgraded throughout to a high standard.

Accommodation comprises: Entrance Vestibule, Hallway, Lounge with Dining Area, Kitchen, 3 Bedrooms, Bathroom and WC. Further benefits include Gas Central Heating, Double Glazing, Front & Enclosed Rear Garden with Large Workshop.

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 further Primary and Secondary schools, retail shops, swimming pool, leisure centre, golf course and medical centre.

Viewing is Recommended.

EPC Rating Band "C"

OFFERS OVER £150,000

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

We have entrance to the property through a secure UPVC double glazed door with two-part glass panels and side co-ordinated glass panel windows leading into the vestibule.

Vestibule – 5'8" (1.72m) x 5'4" (1.62m)

The vestibule has a pendant light fitting, carpet flooring and built-in cupboard. The cupboard has the fuse box and an overhead window to the downstairs toilet.

We then have a secure UPVC door with part obscure glass panel window leading into the hallway.



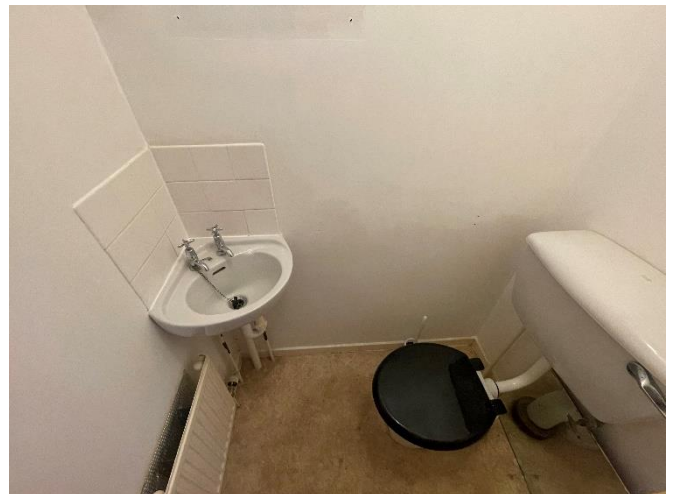
Hallway – 16'2" (4.93m) x 2'11" (0.87m) extending to 5'10" (1.77m)

We then have the hallway which has a ceiling light fitting smoke alarm, single power point, BT point, Maritime pine flooring and single radiator. The under-stair space has the storage area with the washing machine. Wall-mounted bell chime and mirror. Doors lead to the cloakroom, kitchen and to the lounge. Staircase to the first-floor accommodation.



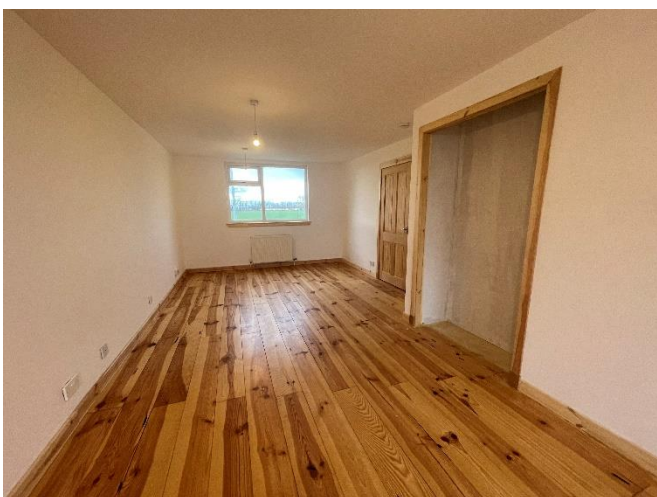
Cloakroom – 2'8" (0.80m) x 4'6" (1.36m)

Low level WC, corner wash handbasin with part tiled splashed back to the wall, single radiator, ceiling light fitting, vinyl flooring and obscure window with window shelf that overlooks the front porch.



Lounge/ Diner – 26'7" (8.09m) x 11'7" (3.52m)

Three pendant light fittings, two double radiators, various double power sockets, TV point, uPVC double glazed windows with pine windowsills to the front and rear aspect, smoke alarm, an open recessed alcove with a double power socket and BT point. Maritime pine flooring throughout. Door to the kitchen and to the hallway.



Kitchen – 10'9" (3.27m) x 7'8" (2.33m)

The kitchen which has a range of wall mounted cupboards, base units, pull out basket drawers, junker work surface with built in led lights and complimented by a ceramic tile splash back to the walls. Integrated under counter oven, four ring gas hob and overhead stainless-steel extractor, stainless steel sink with chrome mixer tap and drainer. Freezer and fridge. Various power points. Single radiator, uPVC window with secure uPVC door with glass panel insert and overhead glass window with pine window sill that leads to the rear garden. Heat detector, recess led spotlights.



Staircase & Landing - 10'7" (3.22m) x 6'11" (2.1m)

A carpeted staircase with pine balustrade leads up to the 1st floor landing. Two pendant light fittings, smoke alarm and loft access via Ramsay ladder. Single power point, carpet to the floor, built in airing cupboard, which could be shelved for storage, plus further storage cupboard above the stairs. Doors lead to the three bedrooms and the bathroom



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

The bathroom has a vanity sink with chrome mixer tap and a Low-level WC with concealed cistern, shower bath with chrome mixer tap, mains operated shower with rain shower head and further showering attachment, glass shower screen and wet wall finish. 3 LED lights to the ceiling, extractor fan, wood effect vinyl to the floor, chrome heated towel rail and obscure UPVC window to the rear aspect.

Bedroom 1 – 13'4" (4.06m) x 10'7" (3.22m) maximum measurement

Double bedroom with a pendant light fitting, carpet to the floor, single radiator, various double power sockets, wall access to the stopcock. UPVC window with pine windowsill, curtain pole and hanging curtain to the rear aspect.



Bedroom 2 – 12'11(3.94m) x 10'7" (3.22m) narrows to 8'3" (2.51m)

Double bedroom with pendant light fitting, carpet to the floor, single radiator, 2 double power points, built-in shelving unit for storage and hanging clothes. UPVC window with pine windowsill which overlooks the front aspect.



Bedroom 3 – 9'11"(3.02m) x 6'11" (2.1m)

Pendant light fitting, carpet to the floor, two double power points, double radiator, recessed alcove, which would be for a wardrobe space. UPVC window with pine windowsill overlooks the front aspect.



Front & Rear Gardens

The front garden is laid to lawn along with the paved pathway leading to the front porch. The views are open to the fields. Side paved access to the rear garden. At the rear of the property there is an enclosed garden with a stone-built shed with profile sheeting roof and timber door, large timber workshop with profile sheet roofing, workbenches, strip light fitting, power points on a separate circuit breaker. A raised decking allows you to step directly from the kitchen back door with an overhead glass canopy into the garden space. Further areas to paved patio and stone chips. Outside tap and secure fencing to the remainder boundaries.



Note 1 –

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

Note 2 –

The property has been upgraded to a high standard. The ground level floors have been fully insulated, internal joinery work replaced with new skirtings, surrounds and internal doors. External fascia boards, window surrounds and windows have been replaced.

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.