



72 Knockomie Gardens, Forres, IV36 2TN



We are delighted to offer this well presented 5 Bedroom Family Home, situated in a sought-after location in Forres.

Forres provides all the local amenities including Supermarkets, Medical Centre, Dentist, Shops, Leisure Facilities, Primary and Secondary Schools, 18 Hole Golf Course and Award-Winning Parks.

This property was built by local respected builders, Springfield Properties and to a bespoke design. accommodation comprises; Entrance Vestibule, Hallway, Lounge, Dining Room/Office, Dining Kitchen, Family Room, Utility Room and Cloakroom. The 1st floor accommodation comprises; Master Bedroom with En-Suite Shower Room, Four Further Bedrooms and a Family Bathroom. Further benefits include Integral Garage, Driveway, Front and Rear Gardens, Double Glazing and Gas Central Heating.

Viewing is Highly Recommended to Appreciate the Accommodation on Offer

EPC Rating Band "C"

OFFERS OVER £310,000

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

Entrance Vestibule - 4'10"(1.46m) x 3'11"(1.19m)

Entrance to the property is through a secure wood door with security spy hole and chain. Pendant light fitting, artex paper and coving to the ceiling. Vinyl to the floor. Double power points. Two double glazed windows overlooking the side aspects with venetian blinds. Multi panel glazed door leads to the Hallway.

Hallway - 13'4"(4.06m) x 3'10"(1.16m) extending to 5'7"(1.7m) x 9'9"(2.96m)

Hallway with single pendant light fitting, artex paper, smoke alarm and coving to the ceiling. Wall mounted bell chime. Single radiator. Double power point. Carpet to the floor. Two built in under stair cupboards providing ample storage space, one with pendant light fitting, wall mounted coat hooks and carpet to the floor. Staircase leading to 1st floor accommodation. Doors leading to the Lounge, Dining Room, Dining Kitchen and Cloakroom.



Lounge - 11'7"(3.52m) x 14'11"(4.55m)(maximum measurement)

Nicely presented Lounge with large double glazed Bay window to the front aspect with venetian blinds. The focal point of the room is a gas flame fire within a rosewood surround and marble hearth and inset. Carpet to the floor. Double radiator. Artex papered ceiling finished with coving to the ceiling. Three bulb light fitting to the ceiling. BT, TV and various power points.



Dining Room/Office - 9'5"(2.86m) x 9'1"(2.76m)

Multi panel glazed door leading to the Dining Room, with a double glazed window, with venetian blinds to the front aspect. Pendant light fitting and coving to the ceiling. Carpet to the floor. Various power points. Single radiator. Built in cupboard providing storage space.



Dining Kitchen - 8'6" (2.59m) x 19'4" (5.89m)

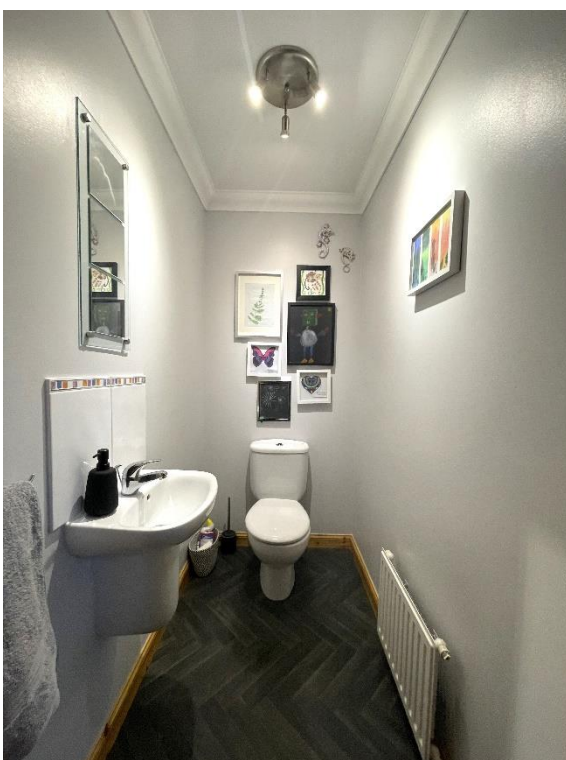
Multi panel glazed door leading to the Dining Kitchen. Modernised and fully fitted Kitchen with a range of base units and wall mounted cupboards, with under unit lighting. Work surface, complimented by the splash back. Integrated appliances include a 5 ring gas hob, double oven, overhead extractor and dishwasher. Window over the rear aspect with fitted blind. Six recessed spotlights, three bulb light fitting and coving to the ceiling. Tile effect laminate to the floor. Double radiator and various power points. Patio sliding doors leading out to the Rear Garden. Multi panel glazed door leading to the to the family room and a further door leading to the Utility Room.





Utility Room - 11'6"(3.5m) x 4'10"(1.46m)

Useful Utility Room with a double base unit which houses a sink, drainer and chrome mixer tap. Work surface with space available below for a washing machine and tumble drier. Space available for a fridge/freezer. Ceramic tiling to the walls. Single radiator. Karndean flooring with recessed matting to the doorway. Double glazed window to the rear aspect. Extractor fan. 3 halogen bulb light fitting and coving to the ceiling. Wall mounted thermostat control. Wall mounted gas fired Worcester boiler, situated to one corner. Secure door with obscure glazed panel leading out to the rear garden. Fire door leading to the Integral Garage.



Cloakroom - 5'7"(1.7m) x 3'6"(1.06m)

Cloakroom with low level WC and wall mounted wash hand basin with a chrome mixer tap and ceramic tiled splash back. Wall mounted mirror. Single radiator. Vinyl to the floor. Three bulb halogen light fitting, extractor fan and coving to the ceiling.

Family Room - 16'2"(4.93m) x 11'9"(3.57m)

Nicely presented Family Room with two double glazed window looking over the rear aspect with venetian blinds. Three bulb light fitting and coving to the ceiling. Laminate wood to the floor. Two single radiators. TV, BT and various power points. Double glazed patio doors leading out to the Garden.



Stairs and Landing - 18'1"(5.51m) x 3'4"(2.01m) extending to 5'10"(1.77m) x 7'4"(2.23m)

Stairs leading to upper accommodation with pine balustrade and handrail. On the half landing there is a double-glazed window to the front aspect with fitted blinds. Two single pendant light fittings and smoke alarm to the ceiling. Artex papered ceiling and finish with coving. Loft access. Single radiator and various power points. Built in cupboard providing storage space, commonly utilised as an airing cupboard. Doors leading to the Bedrooms and Bathroom.



Master Bedroom with En-Suite Shower Room

Master Bedroom - 13'9"(4.18m) x 11'5"(3.47m)

Spacious Master Bedroom with double glazed window to the rear aspect with fitted blind. Carpet to the floor. Pendant light fitting and coving to the ceiling. Single radiator. BT, TV and various power points. Wall to wall, built in wardrobes, offering part hanging and shelved storage and fronted by mirrored doors. Two further double wardrobes offering ample storage space, fronted by sliding mirrored doors. Door leading to the En-Suite Shower Room.



En-Suite Shower Room - 11'6"(3.5m) x 5'0"(1.52m) plus door access

Shower Room with shower cubicle, main operated shower, mosaic tiling to the walls. Vanity sink with chrome mixer tap and low level WC. Part mosaic tiling to the walls. 4 halogen bulb strip light fitting, coving and extractor fan to the ceiling. Vinyl to the floor. Wall mounted heated towel rail. Double glazed obscure glazed window to the front aspect with roller blind.



Bedroom 2 - 7'9"(2.35m) x 10'2"(3.1m)

Bedroom with double glazed window to the front aspect. Three bulb light fitting to the ceiling. Carpet to the floor. BT, TV and various power points. Single radiator.

Bedroom 3 - 10'2"(3.1m) x 8'9"(2.66m)

Bedroom with double glazed window to the rear aspect. Single pendant light fitting and coving to the ceiling. Carpet to the floor. BT, TV and various power points. Single radiator. Built in single wardrobe offering part shelved and hanging storage.



Bedroom 4 - 14'10"(4.52m) x 9'6"(2.89m) (maximum measurement)

Bedroom with double glazed window to the rear aspect with fitted blinds. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Single radiator. BT, TV and various power points. Built in double wardrobe, providing hanging and shelved storage.



Bedroom 5 - 9'5"(2.86m) x 11'0"(3.35m)

Bedroom with double glazed window to the front aspect. Four bulb strip light fitting, controlled by a dimmer switch and coving to the ceiling. Carpet to the floor. Single radiator. BT, TV and various power points. Built in wardrobe providing hanging and shelved storage and fronted by sliding mirrored doors.



Family Bathroom - 13'0"(3.96m) x 7'2"(2.18m)(maximum measurement)

Bathroom with four-piece suite comprising of a low-level WC, pedestal wash hand basin with chrome mixer tap, Jacuzzi bath with chrome mixer tap and shower enclosure with overhead mains operated shower. Partial tiling to the walls throughout. Vinyl to the floor. 4 halogen bulb strip light fitting, extractor fan and coving to the ceiling. Wall mounted heated towel rail. Obscure double-glazed window to the front aspect with roller blind.

Integral Garage - 11'5"(3.47m) x 17'1"(5.2m)

Garage with up and over door to the front and service door leading to the Utility Room. Pre-lined walls and pre-lined ceiling. Concrete floor. Various power points.



Driveway & Gardens

Stone chipped driveway allowing off street parking for two cars.

Large garden to the front which is mainly laid to grass. Paved pathway leading to the front door with there is an exterior light. An area laid to paving which leads round to the side of the property. There is gate access leading to the rear of the property.

The rear garden is enclosed by a fence boundary, mainly laid to lawn with two paved patio seating areas. Exterior lighting. Designated rotary drier. Access to the Utility Room. Two timber sheds, one with power and light and the other with light.

Council Tax Band Currently E

Note 1 –

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



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.

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.