McEwan Fraser Legal
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24 Central Avenue

KINLOSS, FORRES, IV36 3XS



IMMACULATELY PRESENTED THREE BEDROOM END TERRACE



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Situated at 24 Central Avenue, this beautifully presented three-bedroom end-terrace property offers an excellent opportunity for buyers seeking a home that is ready to move straight into. Having been recently upgraded and redecorated throughout, the property is presented in immaculate condition and combines comfortable living accommodation with the added attraction of generous wraparound gardens. The property has benefited from a number of improvements, including replacement UPVC double-glazed windows, a new UPVC patio door providing direct access from the sitting room into the rear garden, new flooring throughout and a modern walk-in shower room. The boiler was also replaced approximately five years ago, providing further reassurance for prospective purchasers.

Internally, the accommodation is bright, fresh and tastefully decorated, creating a welcoming feel throughout. The sitting room provides a lovely space in which to relax and unwind, with the patio doors offering a wonderful connection between the indoor living space and the extensive rear garden. This is particularly appealing during the warmer months, allowing the garden to become a natural extension of the living accommodation.

The Property







The kitchen provides practical everyday space, while the recently upgraded shower room features a contemporary walk-in shower, offering both style and convenience.






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On the upper floor, there are three well-proportioned bedrooms, comprising two good-sized double bedrooms and an impressive king-sized bedroom. The accommodation offers excellent flexibility for families, couples or those requiring additional space for working from home or visiting guests. A particularly attractive feature of the upper floor is the lovely open outlook towards surrounding fields, creating a pleasant sense of space and adding to the appeal of the property.









Bedroom 2



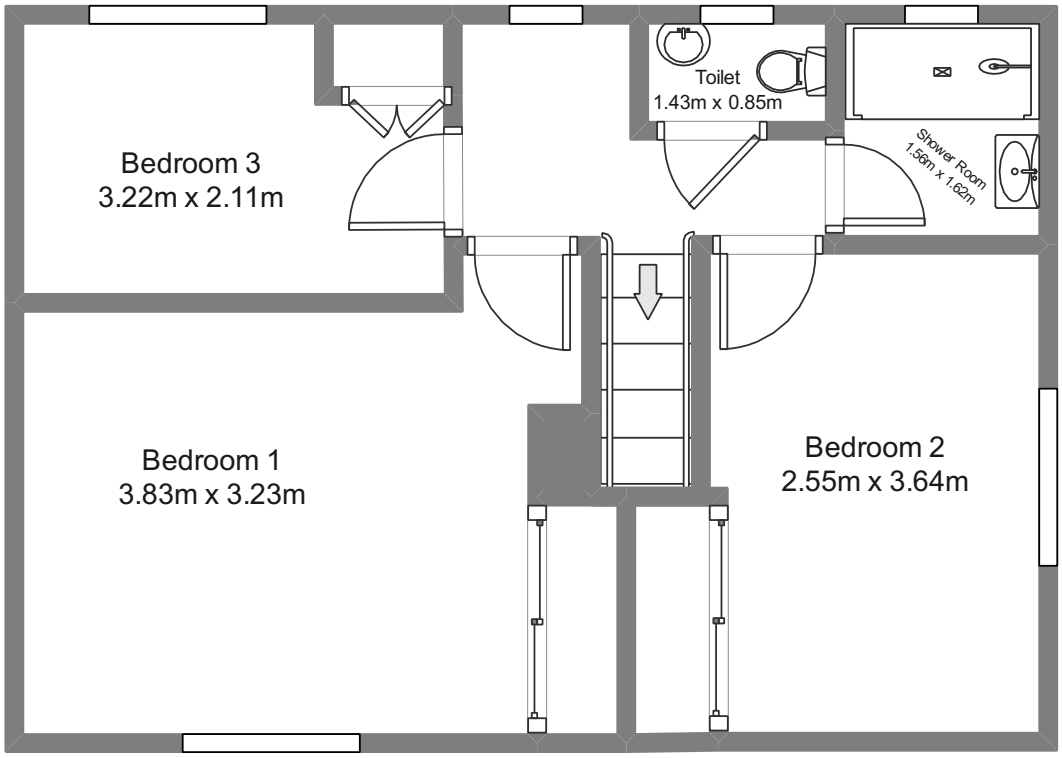


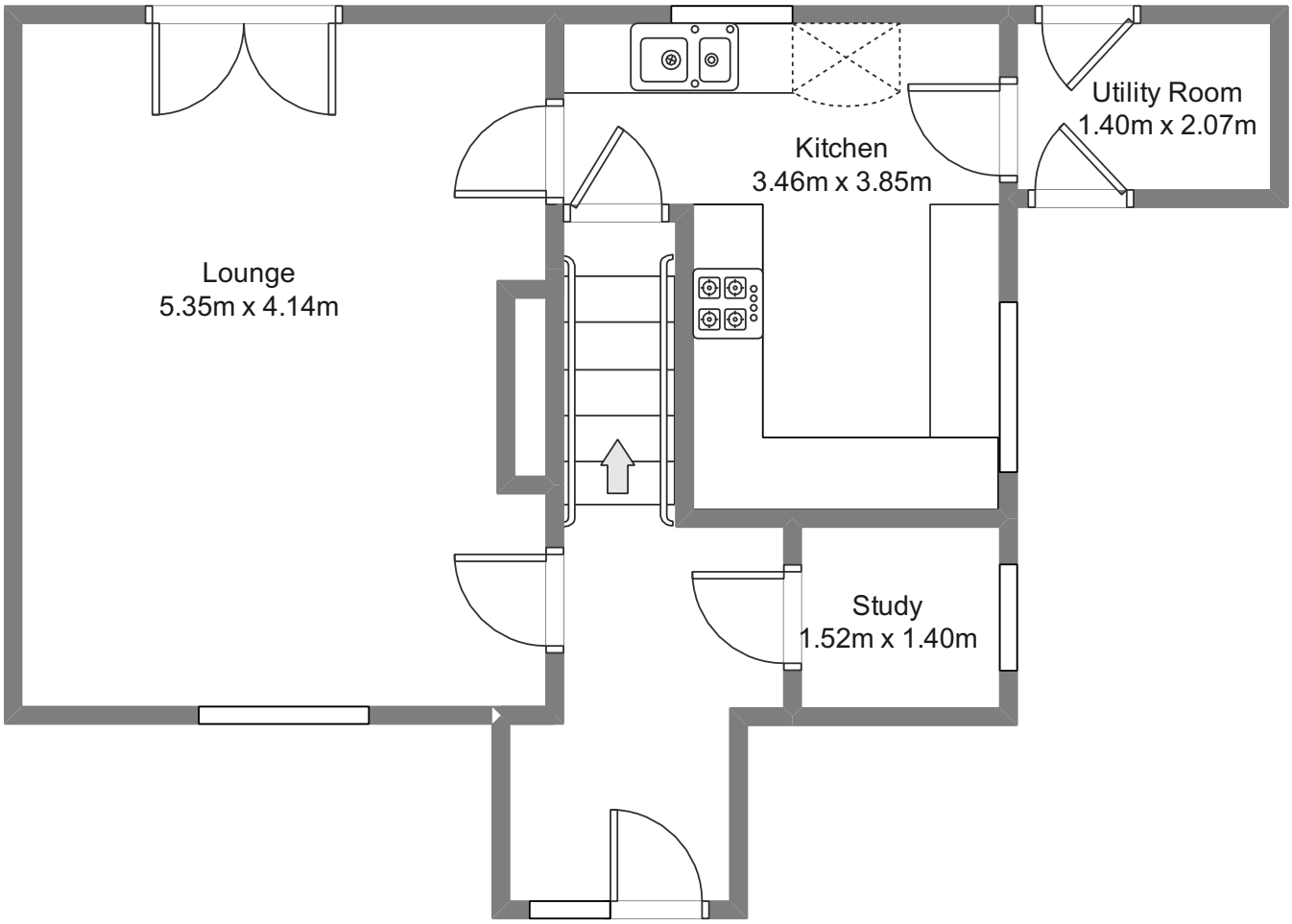
Bedroom 3











Gross internal floor area (m^2): $90m^2$

EPC Rating: D

Floor Plan







Externally, the property really comes into its own with its generous wraparound gardens, providing considerably more outdoor space than many buyers might expect from an end terrace home. The gardens offer excellent potential for outdoor entertaining, relaxing, gardening or simply enjoying the additional space. The position and layout also provide a pleasing degree of privacy, with the property and particularly the gardens enjoying an open feel without being overlooked.

Combining immaculate move-in condition, modern improvements, three generously proportioned bedrooms and extensive private outdoor space, this attractive end terrace home is sure to appeal to a wide range of prospective purchasers. Early viewing is highly recommended to fully appreciate the standard of presentation, the generous gardens and the lovely outlook on offer.

The Property



Kinloss is one of Moray's most desirable villages, offering a peaceful setting surrounded by open countryside while remaining conveniently close to the vibrant town of Forres. The village provides everyday amenities including a primary school, Spar convenience store, post office, filling station and the popular Abbey Inn. Steeped in history, the impressive ruins of Kinloss Abbey, founded by King David I in 1150, remain one of the area's most recognisable landmarks.

Just a short drive away lies the picturesque coastal village of Findhorn, renowned for its spectacular beach, sailing, watersports and thriving café culture. The nearby town of Forres offers an excellent range of supermarkets, independent shops, cafés, restaurants, healthcare facilities and both primary and secondary schooling.

Elgin, approximately ten miles away, provides a wider selection of national retailers and leisure facilities, while Inverness can be reached in under forty minutes via the A96, making the property an excellent choice for commuters seeking village living without sacrificing accessibility.

The Location

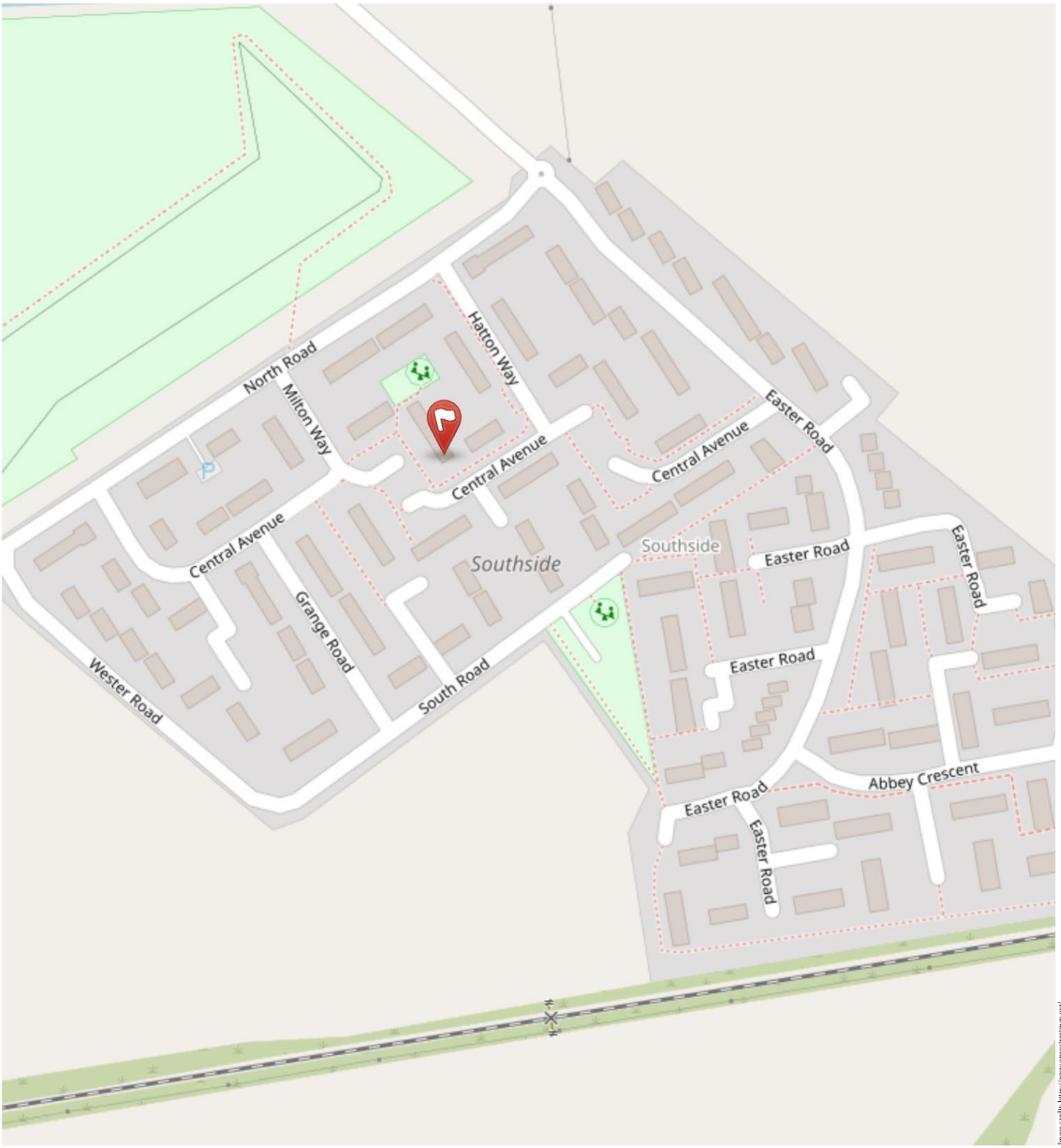


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