



5 Damhead Steading

Kinloss, IV36 3UA



A delightful and traditionally stone built family home, which forms part of a former steading and pleasantly situated on the outskirts of Kinloss, offering fabulous countryside views.

Kinloss is a popular village with respected local Primary School, convenience store, post office, golf course and a variety of beach and woodland walks.

Accommodation comprises; Entrance Hallway, Lounge, Dining Kitchen, Conservatory, Cloakroom, Three Double Bedrooms and a Family Bathroom.

Further benefits include Oil Central Heating and Double Glazing. Full Fibre.

Viewing is strongly recommended to appreciate the accommodation on offer.

EPC Rating 'C'

OFFERS OVER £230,000

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

Entrance to the property is through a uPVC double glazed door with two glazed panel inserts.

Entrance Hallway - 22'10" (6.95m) x 11'2" (3.4m) narrowing to 3'3" (1.67m)

Two pendant light fittings and smoke alarm to the ceiling. uPVC double glazed window overlooking the front aspect. Wood effect laminate to the floor. Single radiator. Three double power points. Open reach socket. Wall mounted thermostat control. The 'Grant' oil boiler is situated below the stairs, which lead to upper accommodation. Doors leading to the Lounge, Cloakroom, Dining Kitchen and Bedroom 3.



Lounge - 14'7" (4.44m) x 18'2" (5.54m) (maximum measurement including bay window)

Good sized Lounge with uPVC double glazed bay windows and French style double doors leading out to the side aspect. Further uPVC double glazed windows overlooking the front and rear aspects. Three bulb pendant light fitting, smoke alarm and coving to the ceiling. Wood effect laminate to the floor. TV, BT and various power points. Double radiator.





Dining Kitchen - 14'0" (4.27m) x 11'0" (3.35m)

Large Dining Kitchen with a range of base units, with a junkers wood work top and wall mounted cupboard with under unit lighting. Ceramic tiling to the walls. Integrated appliances include a single electric oven, ceramic hob and overhead extractor. Single sink with mixer tap and drainer. Space is available for a washing machine, dishwasher and fridge/freezer. Double radiator. Laminate wood flooring. Two 3 bulb light fittings to the ceiling. Heat detector. BT point and various power points. uPVC double glazed window overlooking the Conservatory. Wood door with glazed panels, leading to the Conservatory.



Conservatory - 17'11" (5.46m) x 5'0" (1.52m)

Conservatory with polycarbonate roof and uPVC double glazed windows. uPVC double glazed door with glazed panels, to the side Garden. Wood effect laminate to the floor. Two bulb light fitting to the wall. Double power point. Fitted wooden bench with two storage cupboards.



Cloakroom - 2'10" (0.85m) x 5'9" (1.75m)

Cloakroom with low level WC, pedestal wash hand basin with chrome taps and partial wet wall finish to the wall. Wall mounted mirror. Vinyl to the floor. Chrome accessories. Single radiator. Pendant light fitting to the ceiling. Extractor fan.

Bedroom 3 - 14'8" (4.47m) x 9'3" (2.81m)

Ground floor Double Bedroom with uPVC double glazed window with roller blind to the rear aspect. Carpet to the floor. Single radiator. Single pendant light fitting to the ceiling. BT and various power points. Built in cupboard housing the consumer units.



Stairs and Landing

Carpeted staircase leading to upper accommodation with wooden balustrade and spindles. uPVC velux window on the half landing which overlooks the rear aspect. Pendant light fitting to the ceiling and smoke alarm. Single radiator. Double power point. Two built-in cupboards, fronted by louvre doors, offering storage space. Velux window to the front aspect. Doors leading to Bedrooms 1 & 2 and to the Family Bathroom.



Bedroom 1 - 13'7" (4.13m) x 13'3" (4.03m) (max measurement including bay window)

Double Bedroom with partial bay window with uPVC double glazed window and side co-ordinating windows, overlooking the front aspect. Large uPVC double glazed window to the side aspect. Single pendant light fitting to the ceiling. Single radiator. TV, BT and various power points. Carpet to the floor.



Bedroom 2 - 13'3" (4.03m) x 12'7" (3.83m) (max measurement including bay window)

Double Bedroom with partial bay with uPVC double glazed window with side co-ordinating windows overlooking the front aspect. Pendant light fitting to the ceiling. Single radiator. Carpet to the floor. Various power points. Loft access. Large double wardrobe offering hanging and shelved storage, fronted by partial mirror and wood effect sliding doors.



Family Bathroom - 11'2" (3.4m) x 7'0" (2.13m) (including shower enclosure)

Family Bathroom with a low-level WC, pedestal wash hand basin with a chrome mixer tap and partial ceramic tiling to the wall, bath with chrome mixer taps and further co-ordinating ceramic tiling to the walls. Partially recessed shower enclosure with wet wall finish and mains operated shower, shower tray and glass shower screen. Tile effect vinyl to the floor. Single radiator. Ceiling light fitting. Extractor fan. Obscure uPVC double glazed window to the rear aspect.



Garden

To the front of the property, it is mainly laid to stone chips with a paved pathway leading to the front door. Established areas of trees and shrubbery. Oil tank. Decorative Patio area. Paved pathway leads to the side of the property which is also laid to stone chips and gives access to the lounge, whilst forming an area to parking. Communal courtyard, shared with the neighbouring properties. Outside tap located outside the Conservatory.



Council Tax Band 'D'

Note 1

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

Note 2

The timber shed and wood structure are not 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.

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.

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