

81 Easter Road

KINLOSS, FORRES, IV36 3FG



Beautifully upgraded four-bedroom family home in Kinloss with open countryside views and a south-facing landscaped garden



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Positioned within the highly sought-after Southside development in Kinloss, 81 Easter Road enjoys an enviable edge-of-village setting with open countryside views to the front. Extensively upgraded by the current owners and presented in immaculate walk-in condition, this exceptional four-bedroom family home offers generous living space, modern finishes and a beautifully landscaped south-facing garden.

The property combines flexible family accommodation with a range of practical features, including a recently upgraded kitchen and family bathroom, a dedicated home office, versatile reception rooms, excellent storage, powered outbuildings and two allocated parking spaces. Additional benefits include a Worcester combi boiler with full service history, partially boarded loft storage accessed via a Ramsay loft ladder, external power points to the front and rear, and privacy fencing surrounding the property.

THE LOUNGE



glazed entrance porch with built-in storage leads into a welcoming hallway, while a stylish cloakroom is fitted with a vanity unit, concealed cistern WC and chrome heated towel rail. The bright dual-aspect lounge and dining room enjoy windows to both the front and rear, creating an inviting space for everyday family living and entertaining.

THE KITCHEN



The kitchen, fully refurbished in 2023, features contemporary wall and base units, a composite sink, integrated extractor, AEG induction hob and space for all essential appliances.

A separate family room offers excellent flexibility and is currently used as a home gym, although it would work equally well as a playroom, snug or additional reception room.



THE DINING ROOM



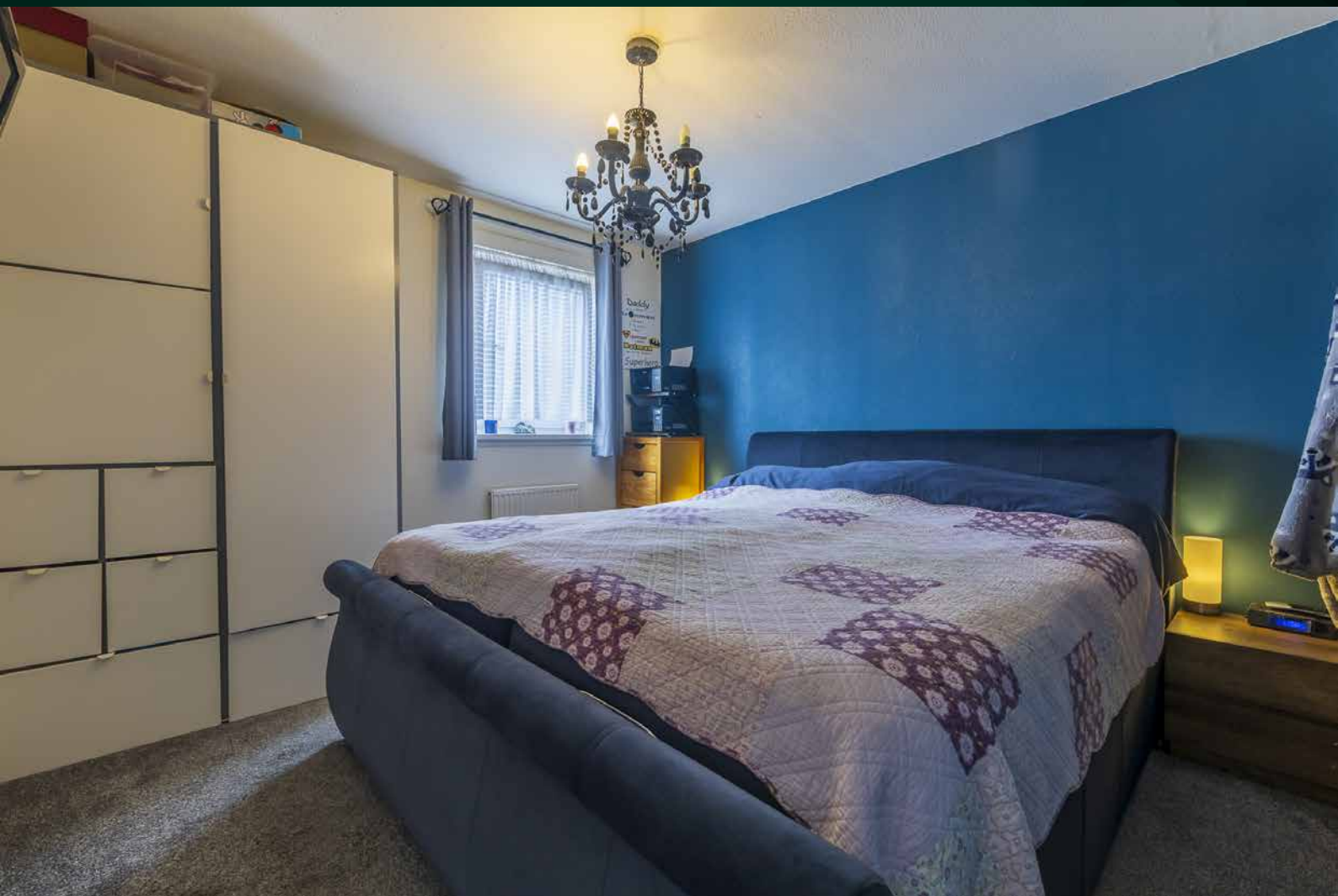


Upstairs, there are four well-proportioned bedrooms, three of which are generous doubles with built-in storage. The upgraded family bathroom is finished to a high standard and includes a full-sized bath with waterfall taps, a mains-fed rainfall shower, contemporary tiling, illuminated mirror, vanity unit, concealed cistern WC and chrome heated towel rail. The loft provides additional storage and is partially boarded and well insulated. A dedicated home office completes the first floor accommodation.

THE BATHROOM



BEDROOM 1



four well-proportioned bedrooms,
three of which are generous doubles



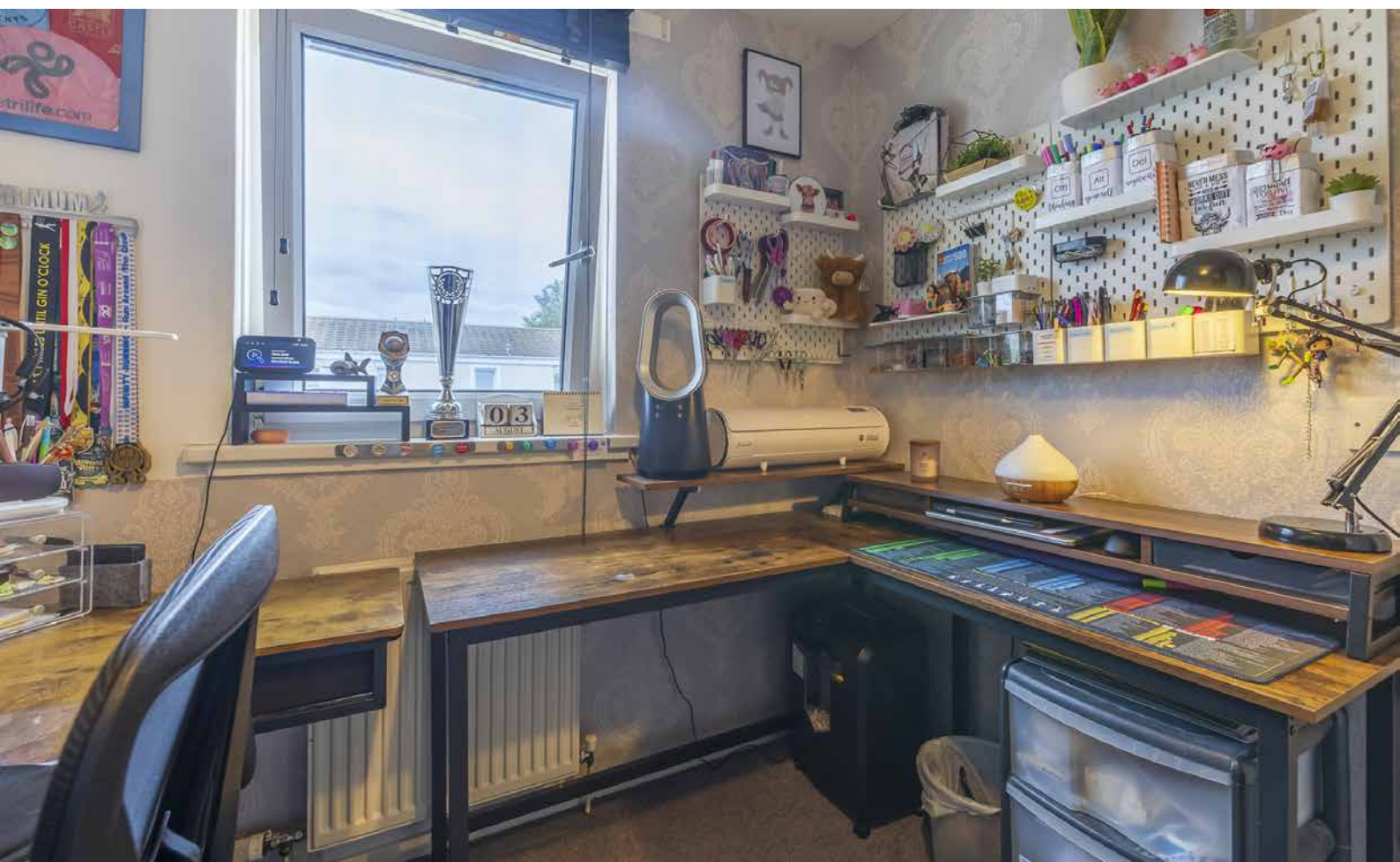
BEDROOM 2



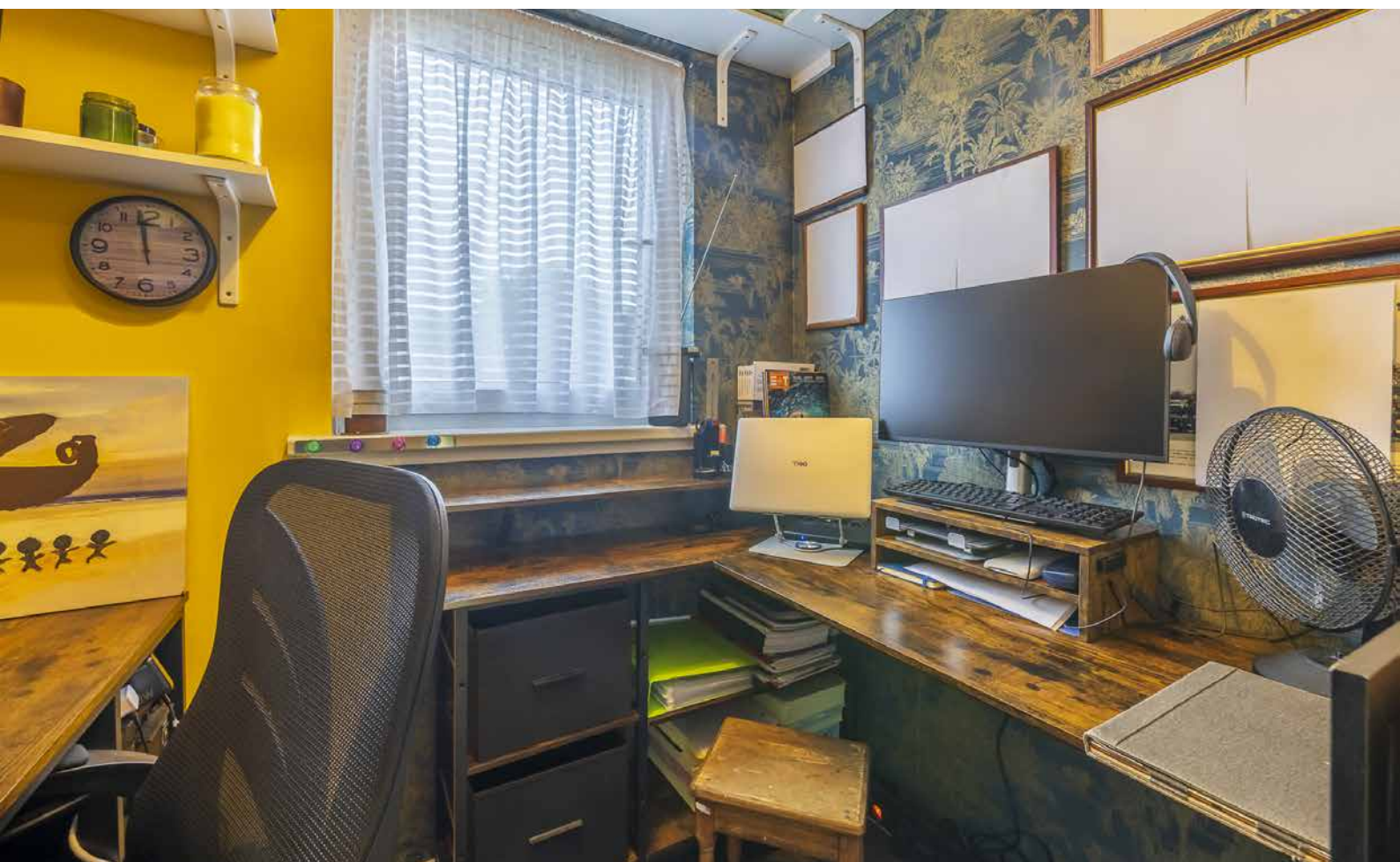
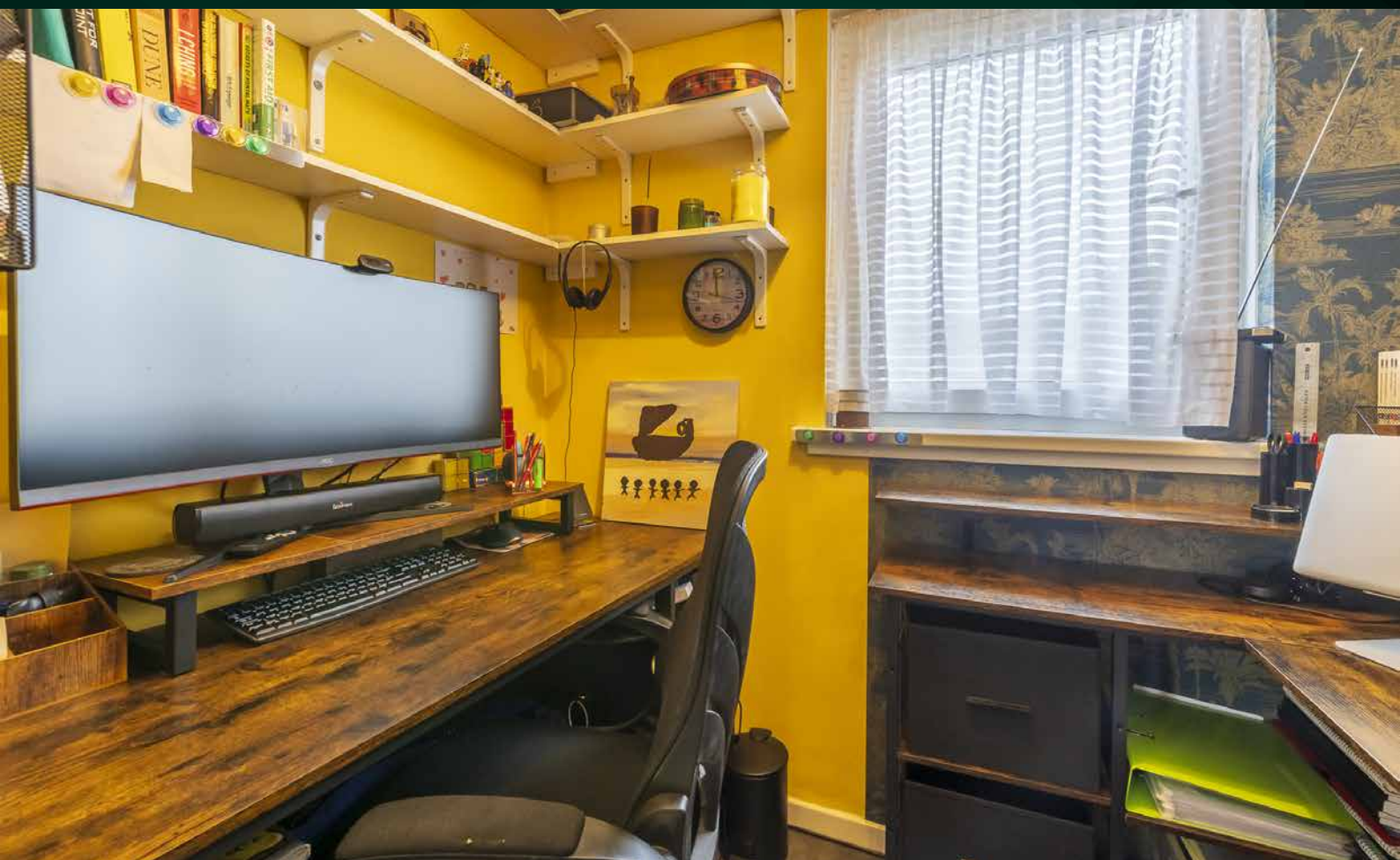
BEDROOM 3



BEDROOM 4



THE OFFICE



Outside, the front garden is laid to lawn with a stone pathway leading to the entrance. A newly installed decked seating area takes advantage of the open outlook, while a screened bin store maintains a neat appearance. Two allocated parking spaces are located directly outside the property.

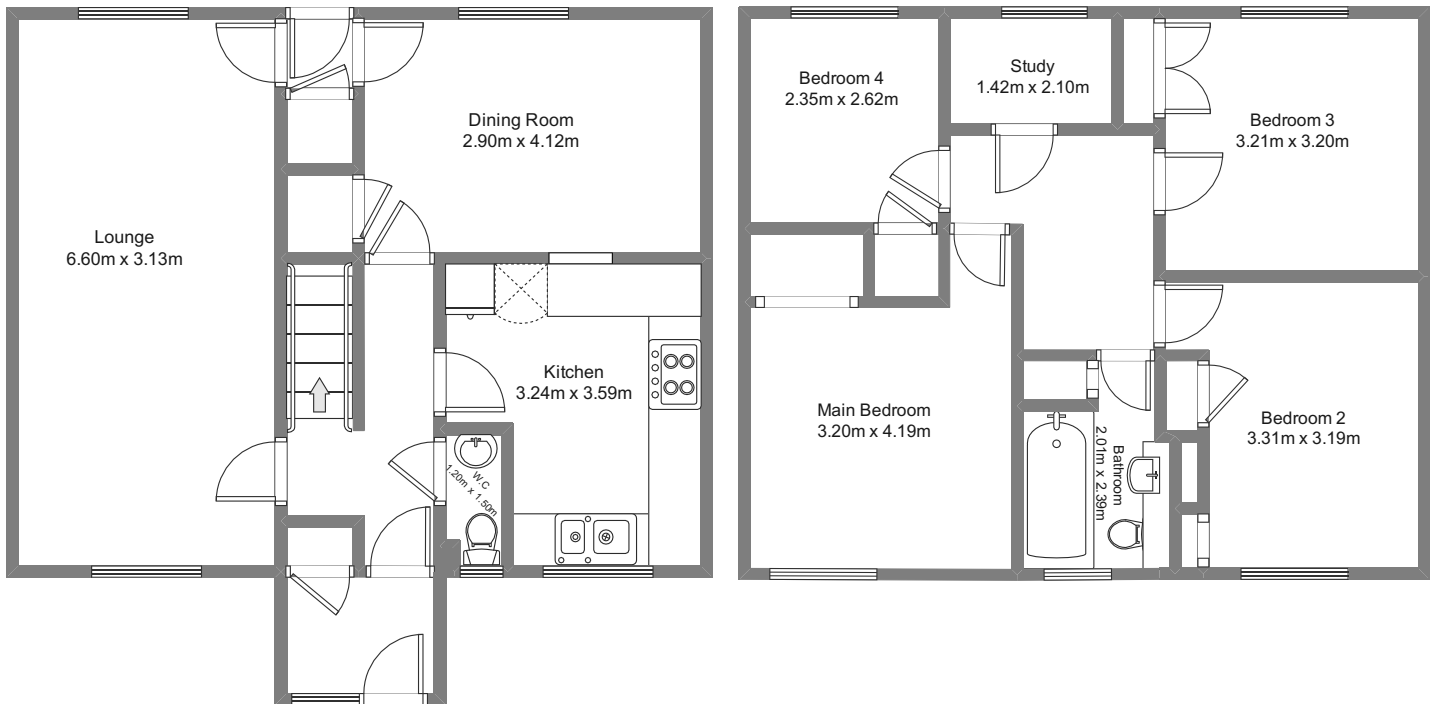
The south-facing rear garden has been thoughtfully landscaped to create a private and secure outdoor space. Fully enclosed by double fencing, it features a lawn, paved patio and two substantial outbuildings, both with power and lighting. External power points and rainwater collection systems further enhance the garden's practicality.

Offering a superb combination of location, flexibility and modern upgrades, 81 Easter Road is a beautifully presented family home within one of Moray's most desirable residential communities.

EXTERNALS

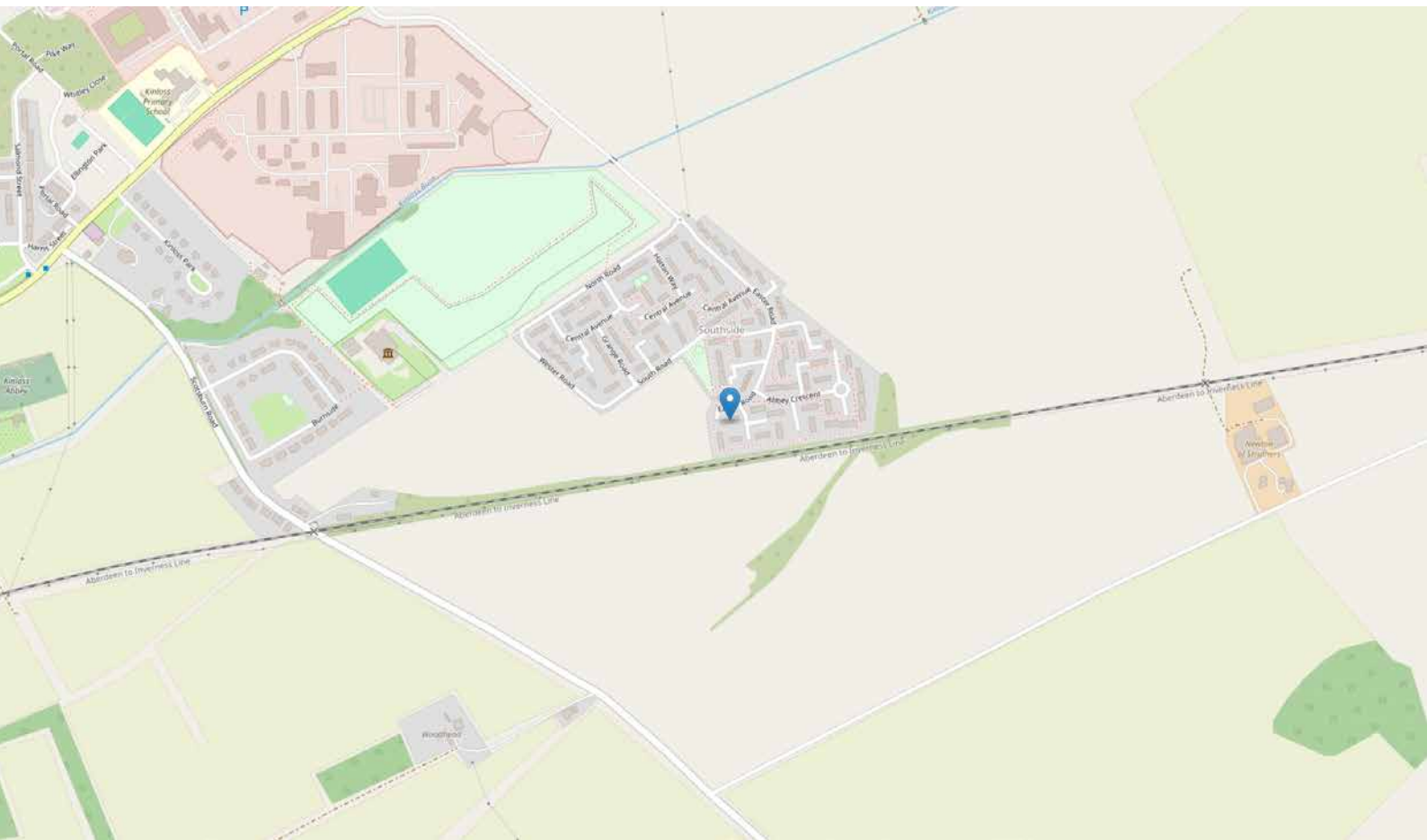


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 115m² | EPC Rating: C



THE LOCATION

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.



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