



BRODIE COTTAGE, DAMHEAD STEADING, KINLOSS IV36 3UA



A delightful and traditionally stone built 3 Bedroom 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 Vestibule, Lounge, Dining Kitchen, Inner Hallway, Cloakroom, Three Double Bedrooms and a Family Bathroom.

Further benefits include Enclosed Garden, Off Street Parking, Oil Central Heating and Double Glazing.

Viewing is strongly recommended to appreciate the accommodation on offer.

OFFERS IN THE REGION OF £240,000

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

Entrance Vestibule- 3'11" (1.18m) x 3'11" (1.18m)

Entrance in through a secure door with glazed panel which provides access into the vestibule which has one recessed spotlight and coved ceiling. Reclaimed mahogany flooring. A part glazed panel door leads to the kitchen.

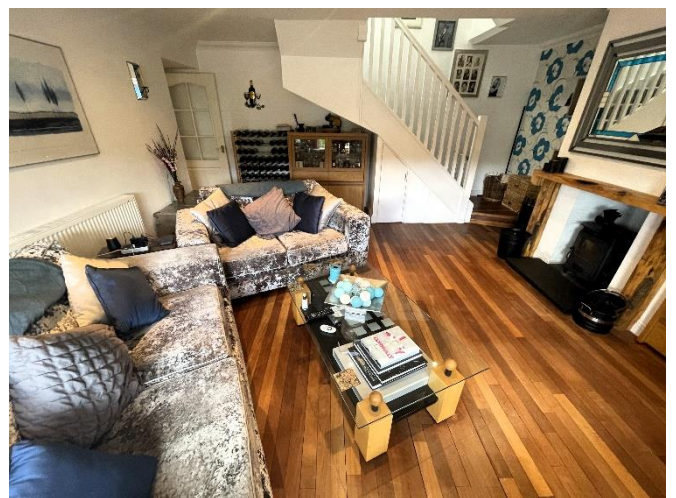
Kitchen/Diner-14'4"(4.37m)x 23'7"(8.36m)

Fitted kitchen which provides a range of base units, wall mounted cupboards, display shelves, roll top worksurface with wet wall splash back to the walls. Integrated appliances include a single oven, a four-ring electric ceramic hob with overhead extractor and stainless-steel sink, drainer and mixer tap. Further appliances include a dishwasher, washing dryer and a fridge. Space for an American fridge freezer. 12 recessed spotlights to the ceiling, coving to the ceiling. Reclaimed mahogany flooring at the dining area and American oak laminate in the kitchen area. Double glazed window to the front aspect and 2 further windows to the side aspect, all with roller blinds. TV and various power points. Ample space available for dining room, table and chairs. Double radiator and single radiator. Multi-glazed panel doors lead to the hallway and the lounge.



Lounge - 16'2" (4.93m) x15'6" (1.72m)

Nicely presented and good sized lounge with six recessed spotlights and coving to the ceiling. Reclaimed mahogany flooring. A bay window with roller blinds overlooks the front aspect. The focal point is a multi-fuel burner with wooden surround and Caithness slate hearth. Stairs leading to upper accommodation with understairs cupboard for storage. Various power points, TV point, Fibre broadband, double radiator. Door to the hallway.



Hallway

Double radiator, double power point, doors leading out to the communal garden at the rear of the property.

WC - 4'9" (1.43m) x 4'4" (1.31m)

Low level WC and circular sink with mixer tap. Explair, recessed spotlight to the ceiling, single radiator and chrome accessories. Reclaimed mahogany flooring.



Staircase & Landing

Carpeted staircase leading to upper accommodation with handrail and balustrades. This leads up onto the landing, which has got four recessed spotlights. Smoke alarm, carpet to the floor, double power point, a built-in cupboard with shelf storage. Velux window. Doors lead to the 3 bedrooms and family bathroom.

Bedroom 1 - 9'9" (2.96m) x 11'9" (3.57m)

Double bedroom with a double-glazed window to the side aspect with open views towards the surrounding farmland. Wood effect vinyl on the floor. Built-in storage with hanging shelf storage. Double radiator and various power points. Four recessed spotlights to the ceiling.



Bedroom2 - 11'11" (3.62m) x 10'6" (3.2m)

Double bedroom which has got four recessed spotlights to the ceiling. Loft access. Window to the side aspect with open views towards the surrounding farmland. Built in storage provides hanging and shelved storage. Single radiator and various power points.



Bedroom 3 – 16'6" (5.03m) x 8'5" (2.56m)

Double bedroom with two double glazed windows to the side aspect. Double fitted wardrobes with hanging and shelved storage. Wood effect vinyl to the floor. Single radiator and various power points. Six recessed spotlights to the ceiling.



Bathroom – 5'6" (1.67m) x 11'9" (3.57m)

Fitted bathroom suite comprising of a low-level W.C, bath with shower attachment, shower enclosure with overhead main shower, pedestal wash hand basin with ceramic tiled splash back, wall mounted mirror and shaving point. Velux window to the side aspect. 4 recessed spotlights. xpelair to the ceiling. Wood effect laminate to the floor. Single radiator. Chrome Accessories and glass shelf.



Driveway & Garden

Gated access to a stone chip driveway which provides off road car parking for three vehicles. Further designated space in the communal car park.

The garden is enclosed by a hedge and fence boundary, various shrubs, mature trees, rockery, an area that's planted out to the front of the house. Ramp access to the front door. Oil tank and oil fired boiler in the garden. Open views of the surrounding farmland.



Summer House – 14'2 (4.32m) x 8'1" (2.46m)

Summer house, which has been insulated has been converted to a bar, with double-glazed windows to the front and stable door. Mahogany reclaimed flooring with half height pine linings, insulation, power and light. Shed. At the side of the property is an outside tap, EV charging point, external power socket and wood store.



Note 1 - All floor coverings, light fittings and integrated appliances are included in the sale.

Council Tax Band Currently D

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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Please call 01309 696296 for an appointment.