



6 Hatton Way, Kinloss, IV36 3XY



We are delighted to offer this 3 Bedroom Family Home, situated in a popular residential area of Kinloss.

Spacious accommodation, comprising; Entrance Porch, Hallway, Dining Lounge, Breakfasting Kitchen, Utility Room, 3 Bedrooms, WC & Bathroom. Further benefits include Gas Central Heating, Double Glazing, Front and Enclosed Rear Garden.

Kinloss has a number of local amenities including local primary school, convenience stores and post office. Findhorn and the beach are just within a few minutes' drive away. The town of Forres is a short drive and offers a secondary school, retail shops, swimming pool, leisure centre, golf course and medical centre.

Viewing is Strongly Recommended

EPC Rating Band ""

FIXED PRICE £140,000

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

Entrance to the property is through a secure uPVC double glazed door with glazed inserts and glazed panels to the side.

Entrance Porch - 6'0" (1.82m) x 4'11" (1.48m)

Single light fitting to the ceiling. Ceramic tiling to the floor. Wall mounted cupboard housing the consumer units. Power point. Wall mounted coat hooks. Further door with side glazed window to the hallway

Hallway – 5'1" (1.54m) x 4'2" (1.26m)

Wood effect laminate to the floor. Single light fitting to the ceiling. Smoke alarm. Wall mounted bell chime. Single radiator. Wall mounted coat hooks. Stairs leading to upper accommodation. Door leading to the Lounge. Single power point and BT point.

Dining Lounge - 13'6" (4.11m) x 17'8" (5.38m)

Nicely presented and spacious Dining Lounge. Double aspect with a window to the front aspect and a further window overlooking the rear garden, one fitted with vertical blinds and both with curtain poles. Wood effect laminate to the floor. Two single pendant light fittings and coving to the ceiling. Double radiator. Various power points and two TV points. Space available for a dining table and chairs. Door leading to the Rear Hallway, which in turn gives access to the Breakfasting Kitchen.





Rear Hallway - 5'7" (1.7m) x 3'0" (0.91m)

Single pendant light fitting to the ceiling. Vinyl to the floor. Built in under stair cupboard providing storage space, wall mounted shelving and has a light fitting. Secure uPVC double glazed door with obscure glazed panels leading out the Garden at the rear of the property. Glazed door leading to the Breakfasting Kitchen and Utility Room.

Breakfasting Kitchen - 8'1" (2.46m) x 13'7" (4.13m)

Superb, fitted Kitchen with a range of base units and wall mounted cupboards. Roll top work surface with co-ordinating upstand. Stainless steel circular sink, drainer and mixer tap. Integrated appliances include a Range cooker with electric oven and 5 ring gas hob, stainless steel splash back and overhead glass and stainless-steel chimney style extractor. Space available for a slimline dishwasher, included in the sale and space for a fridge/freezer. Breakfast bar for informal dining with built-in cupboard storage space beneath. uPVC window to the rear aspect. Vinyl tile to the floor. Double radiator. Wall mounted heating control. Various power points. 4 bulb ceiling light fitting. Multi panel glass door leading to the Utility Room.



Utility Room - 6'1" (1.84m) x 3'8" (1.11m)

Useful Utility Room with uPVC double glazed window to the front aspect. Vinyl to the floor. Space available for a washing machine and tabletop tumble drier. Base unit with work surface, providing storage space. Various power points. Ceiling light fitting. Ceiling Pulley clothes airer.

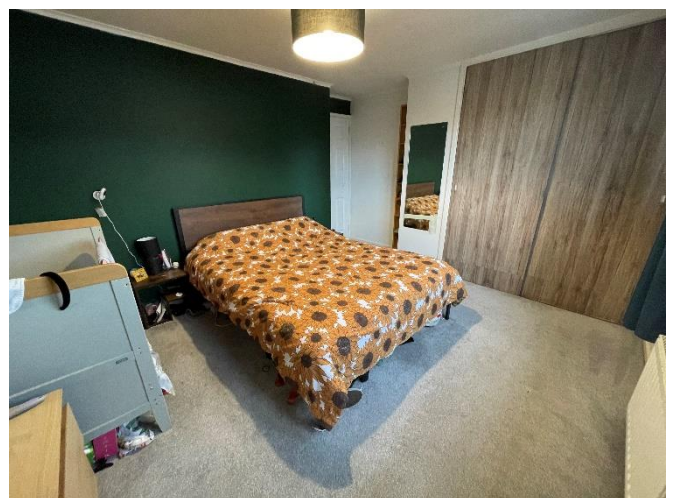
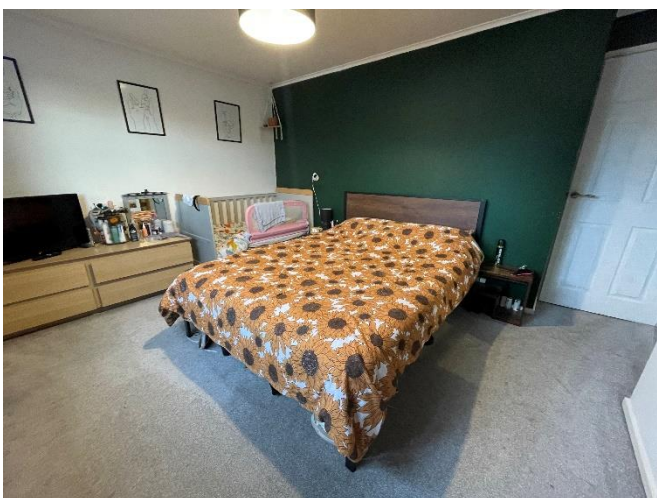


Staircase & Landing

Carpeted staircase leading to upper accommodation with handrail. Single pendant light fitting to the ceiling. Smoke alarm. Loft access. The landing provides access to the Bedrooms, Bathroom & WC. Built in cupboards, providing ample storage space. Window to the rear aspect with roller blind.

Bedroom 1 – 12'5" (3.78m) plus door access x 10'8" (3.25m)

Double Bedroom with window to the front aspect with chrome curtain pole. Carpet to the floor. Double radiator and various points. Single pendant light fitting and coving to the ceiling. Built in double wardrobe, fronted by sliding doors and provides hanging and shelved storage.



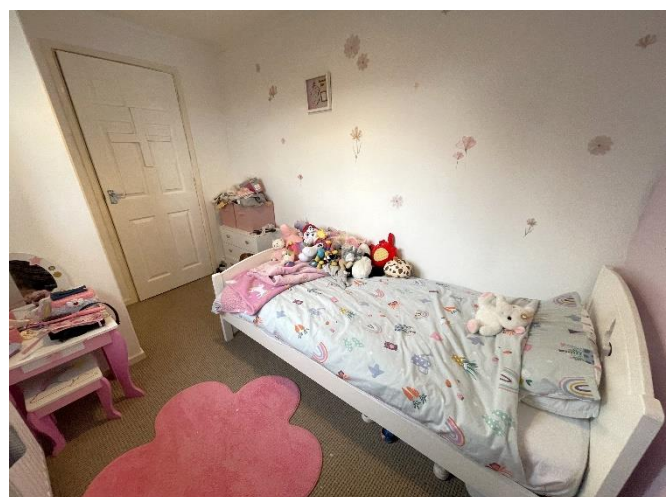
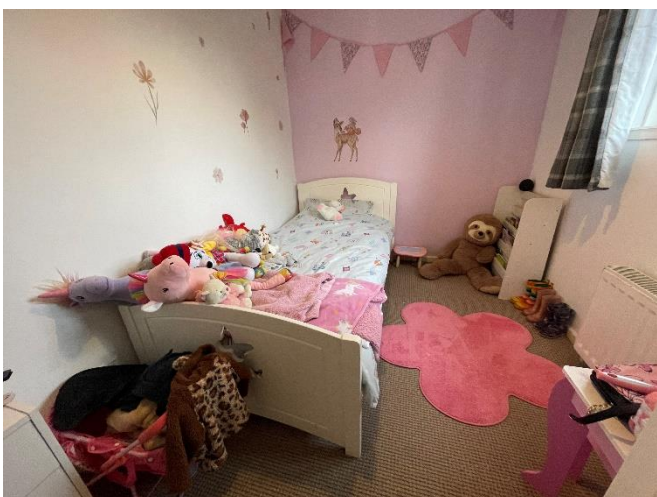
Bedroom 2 - 12'0" (3.66m) x 8'3" (2.51m)

Double Bedroom with uPVC double glazed window to the front aspect with chrome curtain pole. Carpet to the floor. Double radiator and various power points. Single pendant light fitting. Double wardrobe, fronted by sliding doors provides part shelf and hanging storage.



Bedroom 3 - 10'7" (3.22m) x 6'11" (2.1m) max measurement

Single Bedroom with window to the rear aspect with chrome curtain pole. Carpet to the floor. Single light fitting and coving to the ceiling. Double radiator and various power points. Built in wardrobe providing storage.



WC & Bathroom

Bathroom - 4'7" (1.38m) x 5'6" (1.67m)

Bath with chrome mixer tap, overhead Mira Sprint electric shower, shower curtain and wet wall finish around the walls. Pedestal wash hand basin with chrome mixer tap. Shaving point. Window to the rear aspect with obscure glass. Xpleair. Vinyl to the floor. 3 bulb light fitting to the ceiling. Chrome heated towel rail.



WC - 4'11" (1.48m) x 2'5" (0.72m)

Low level WC. Wall mounted corner wash hand basin with chrome mixer taps and ceramic tiled splashback. Laminate tile effect to the floor. Window to the rear aspect with obscure glass. Light fitting to the ceiling.

Front & Rear Garden

The front garden is mainly laid to lawn with a variety of mature shrubs and bushes. Paved pathway leading to the front door and enclosed by a fence boundary with gate access.

The Garden to the rear of the property has a part fence, hedge boundary. Mainly laid to grass with a patio seating area. Two timber sheds offering storage space. Gate access to the back lane. Washing Line.





Council Tax Band B

Note 1

All integrated appliances, floor coverings, light fittings, blinds, curtain poles, range cooker and slimline dishwasher are included in the sale.

Note 2

The curtains and fridge/freezer are not included.

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.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment.