



## **21 Central Avenue, KINLOSS IV36 3XU**



We are pleased to offer this 3 Bedroom Semi Detached House located within the Southside Development in Kinloss.

This property is just a short drive of the local amenities including; the local convenience store, post office and Primary School. 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.

Accommodation comprises; Entrance Porch, Hallway, Lounge, Kitchen, Utility Room, 3 Bedrooms and a Bathroom. Further benefits include Front & Rear Gardens, Gas Central Heating & Double Glazing.

EPC Rating Band

### **OFFERS IRO £125,000**

### **£15,000 BELOW VALUATION**

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

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Entrance through a secure glazed door with glazed panels to the side.

**Entrance Vestibule - 5'1" x 5'6"**

Single light fitting to the ceiling and carpet to the floor. Double cupboard with sliding doors and offering storage space.



**Hallway - 6'11" x 4'7"**

Single pendant light fitting to the ceiling. Carpet to the floor. Built in cupboard providing storage and fronted by sliding doors. Double radiator. Single power point.

**Lounge - 13'3" x 17'5" plus alcove**

Spacious Lounge with large window overlooking the rear aspect. 2 three bulb light fittings to the ceiling. Wood effect laminate to the floor. Electric fire within a surround. Various power points. TV and BT points. Double radiator.





**Kitchen - 13'10" x 7'5"**

Fitted Kitchen with a range of base units and wall mounted cupboards. Roll top work surface. Stainless steel sink, drainer and mixer tap. Ceramic tiling to the walls. Integrated appliances include a 4 ring gas hob, overhead extractor and single oven. Strip lighting and heat sensor to the ceiling. Wall mounted xpleair. Vinyl to the floor. Double radiator and various power points. Access to Utility Room. Secure door with obscure glass leading out to the Garden.





#### **Utility Room - 7'5" x 4'0"**

Useful space offering shelved storage, worksurface and space available for washing machine. Single pendant light fitting and vinyl to the floor. Window to the front aspect. Build in under stair cupboard providing storage space.

#### **Staircase & Landing**

Carpeted staircase leading to upper accommodation with wooden handrail. The landing provides access to Bedrooms and Family Bathroom. Single pendant light fitting and smoke alarm to the ceiling. Bult in cupboard housing the gas fired boiler. Loft access.

#### **Bedroom 1 - 15'6" x 8'11"**

Double Bedroom with window to the rear aspect. Single pendant light fitting and carpet to the floor. Various power points. Double wardrobe with sliding doors. Wall mounted mirror. Double radiator.



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### **Bedroom 2 - 12'7" x 8'9"**

Double Bedroom with front aspect. Single pendant light fitting to the ceiling. Carpet to the floor. Various power points. Double radiator. Built in cupboard with hanging storage.



### **Bedroom 3 - 7'5" x 8'10"**

Bedroom with window to the rear aspect. Laminate to the floor. Various power points. Single pendant light fitting to the ceiling. Double radiator. Built in cupboard providing storage space.



### **Family Bathroom**

Family Bathroom with low level WC, pedestal wash hand basin and bath with overhead electric shower. Two windows to the front aspect. Wall mounted medicine cabinet. Chrome accessories. Single radiator. Vinyl to the floor.





### **Front & Rear Gardens**

The front Garden is laid to lawn with paved pathway leading to the front door. The garden to the rear of the property is also laid to lawn with patio seating area. Fence boundary with gate access. Timber shed.

### **Parking**

Allocated car parking space plus visitors parking available at the front of the property.

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

Council Tax Band B

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.

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