



113 Knockomie Rise, Forres, IV36 2HE



A superb opportunity to acquire this spacious three-bedroom detached family home, built by the reputable Springfield Properties. Offering generous accommodation across two levels, this property boasts a thoughtfully designed split-level layout, making it an ideal choice for families seeking space, comfort and practicality.

The accommodation comprises an entrance vestibule, hallway, spacious lounge and an impressive dining/family area featuring vaulted windows that create a wonderful sense of light and space. The dining kitchen is complemented by a separate utility room and a convenient cloakroom. The principal bedroom, complete with an en-suite shower room and walk-in wardrobe is on the main floor.

The lower-ground level also accommodates two further double bedrooms and a family bathroom.

Further benefits include Air source heat pump central heating system with gas boiler back up, Solar PV panels on the roof and solar thermal water heating, double glazing, an integral garage, a front garden and a generous rear garden with a garden shed, providing excellent outdoor space for relaxation and family enjoyment.

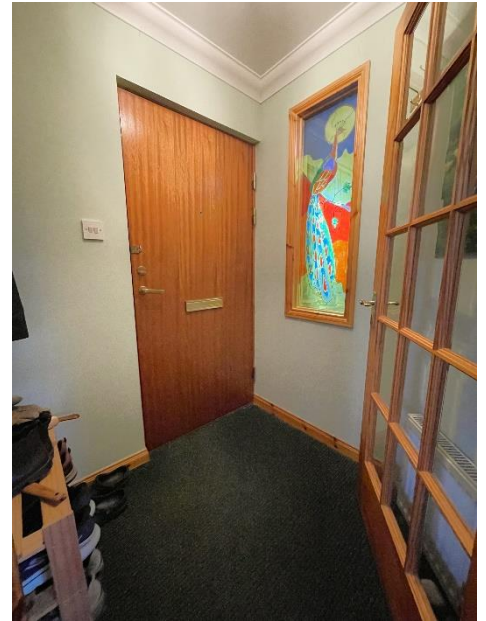
An internal viewing is strongly recommended. EPC Rating Band "C"

OFFERS OVER £340,000

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

Entrance Vestibule – 5'6" x 5'6" (1.67m x 1.67m) maximum measurements due to shape

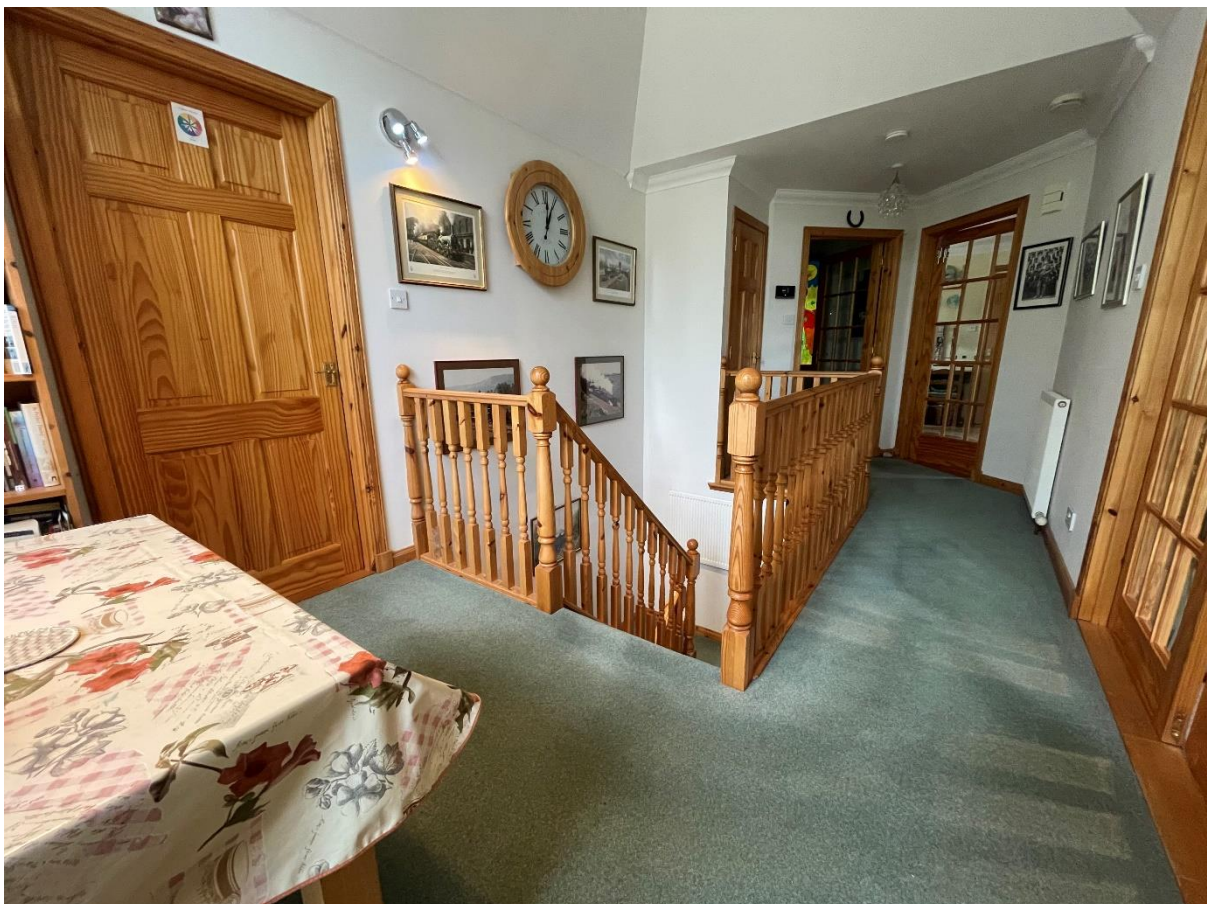
The property is entered through a secure wooden door fitted with a security spyhole. Features include a ceiling light fitting, coving, wall-mounted coat hooks, a single radiator, double power point and carpet matting to the floor. A pine door with two glazed inserts leads into the hallway, while a decorative side-glazed window overlooks the dining kitchen.



Hallway – 13'8" (4.16m) x 6'9" (2.04m)

The welcoming hallway features pendant lighting, an additional wall-mounted light, smoke alarm, coved ceiling and wall-mounted doorbell chime. Further benefits include a single radiator, carpeted flooring and a built-in cupboard with shelving, providing access to the consumer units. A control panel for the Vaillant heating system is also located here.

The hallway is open plan to the dining/family area, with the staircase leading to the lower-ground accommodation. Further doors provide access to the lounge, dining kitchen and principal bedroom.



Dining/Family Area – 9'2" x 9'3" (2.79m x 2.82m)

A fabulous dining/family area featuring an impressive floor-to-ceiling cathedral-style window with fitted blinds, creating an attractive focal point and allowing natural light to flood the space. Additional features include carpeted flooring, a single radiator, pendant light fitting, various power points, a TV point and an Ethernet connection.



Lounge – 11'9"(3.57m) x 16'0"(4.88m)

A superbly proportioned lounge accessed through double-opening pine doors with glazed panels. The room benefits from a coved ceiling, pendant light fitting, double radiator and a range of power points, BT points, Ethernet connection and TV point. Sliding patio doors, complete with curtains, open onto an elevated balcony overlooking the rear garden. The balcony features timber decking and brushed stainless-steel railings, providing an attractive outdoor space to relax and enjoy the garden outlook.



Dining Kitchen – 13'4"(4.06m) x 19'2"(5.84m), narrowing to 7'5"(2.25m) at the dining area

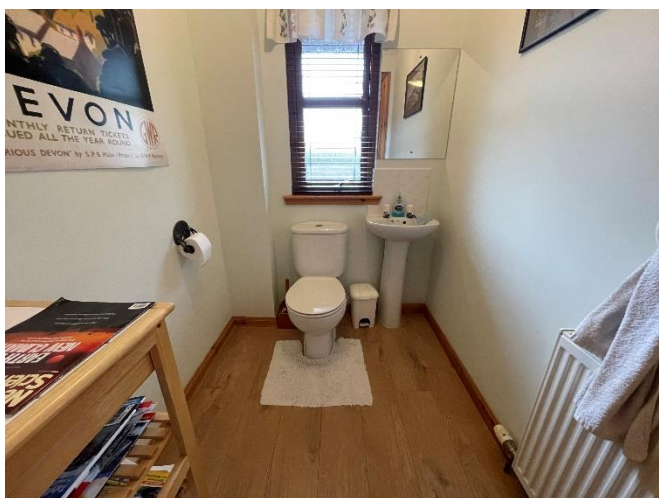
The spacious dining kitchen is fitted with a comprehensive range of wall-mounted cupboards and base units, complemented by roll-top work surfaces and a ceramic-tiled splashback. Integrated appliances include an AEG electric oven, induction hob and overhead extractor hood. A stainless-steel one-and-a-half-bowl sink with chrome mixer tap and drainer completes the main working area. There is space for a fridge freezer, together with under-counter space for a dishwasher.

The kitchen offers ample room for a dining table and chairs, making it ideal for everyday family dining and entertaining. Further features include recessed lighting, an additional central light fitting, a separate light above the office area, smoke alarm, heat detector and extractor fan. Double-glazed windows to the front and side aspects provide natural light, with curtains and Venetian blinds respectively. Additional connections include BT, TV and two Ethernet points, alongside various power points. Wood-effect laminate flooring completes the space.



Utility Room – 9'1" (2.76m) x 4'10" (1.45m)

A practical utility room fitted with a base unit and roll-top work surface, offering under-counter space for a washing machine and additional space for a freezer or tumble dryer. A stainless-steel sink with chrome taps and drainer, wall-mounted double cupboard and ceramic-tiled splashback complete the fittings. Further features include a single radiator, ceiling light fitting, coved ceiling, two double power points, extractor fan and loft access. A double-glazed window with Venetian blinds overlooks the front aspect. Doors lead to the cloakroom and integral garage.



Cloakroom – 5'9" x 4'10" (1.75m x 1.47m)

The cloakroom is fitted with a white two-piece suite comprising a low-level WC and pedestal wash hand basin with chrome taps and a ceramic-tiled splashback. Additional features include a wall-mounted mirror, single radiator, wood-effect laminate flooring, ceiling light fitting, extractor fan and coved ceiling. An obscure double-glazed window with Venetian blinds and curtain pelmet overlooks the side aspect.

Principal Bedroom – 18'5" (5.61m) x 9'9" (2.96m)

A generously proportioned double bedroom featuring a coved ceiling, pendant light fitting, carpeted flooring and double radiator. A bay-style double-glazed window, complete with net curtains, roller blinds and pelmet, overlooks the front aspect. Sliding patio doors with curtains provide access to the elevated balcony overlooking the rear garden, finished with timber decking and brushed stainless-steel railings. The room also benefits from two TV points, a BT point and various power points. Doors lead to the walk-in wardrobe and en-suite shower room.

En-Suite Shower Room – 7'1" x 5'6" (2.16m x 1.67m)

The en-suite comprises a walk-in shower enclosure with tiled walls, safety-glass sliding shower doors and a mains-operated shower. A low-level WC and vanity wash hand basin with chrome mixer tap complete the suite, with mid-height wall tiling. Further features include a wall-mounted mirror with shaver point, chrome heated towel rail and accessories, ceiling light fitting, coved ceiling and carpeted flooring. An obscure double-glazed window with roller blind and curtain pelmet overlooks the front aspect.

Walk-In Wardrobe – 6'3" x 5'6" (1.91m x 1.67m)

A useful walk-in wardrobe offering ample storage, with built-in shelving and hanging rails. Additional features include an obscure double-glazed window with roller blind overlooking the rear aspect, ceiling light fitting, coved ceiling, carpeted flooring, single radiator and various power points.



Staircase and Lower Hallway – 9'0" (2.74m) x 5'3" (1.59m)

A carpeted staircase with pine balustrade and spindles leads to the lower-ground accommodation. The half-landing benefits from a wall-mounted radiator, while the lower hallway features a pendant light fitting, smoke alarm, coved ceiling, single radiator and carpeted flooring. A BT point and two double power points are also provided. Excellent storage is available beneath the stairs, together with a walk-in L-shaped cupboard incorporating shelving, a light fitting and the Mega flow hot-water cylinder. The lower hallway provides access to both additional bedrooms and the family bathroom.

Bedroom Two – 12'11"(3.94m) x 11'9"(3.57m)

A well-proportioned double bedroom featuring double-opening patio doors with curtain pole, curtains and matching tiebacks, providing access to the rear of the property. The room benefits from a pendant ceiling light, coved ceiling, carpeted flooring, single radiator and various double power points, together with TV and BT points. A large wall-to-wall fitted wardrobe incorporates a dressing unit, cupboard storage and a USB socket. A further door leads to a walk-in wardrobe offering additional storage solutions, a wall-mounted mirror, two ceiling light fittings, single radiator, carpeted flooring and a single power point.



Bedroom Three – 9'9" (2.96m) x 12'8" (3.86m)

A further comfortable double bedroom featuring a pendant light fitting, smoke alarm, coved ceiling, carpeted flooring and single radiator. Additional connections include various double power points, TV, Ethernet and BT points.

A large, fitted wardrobe with mirrored sliding doors provides a combination of shelving and hanging space. A double-glazed window with curtains overlooks the rear aspect.



Family Bathroom – 6'1" (1.84m) x 9'0" (2.74m)

The family bathroom is fitted with a white three-piece suite comprising a low-level WC, pedestal wash hand basin with chrome mixer tap and a bath with chrome mixer tap and mains-operated overhead shower. A glass shower screen and full-height ceramic wall tiling surround the bathing area, with additional mid-height tiling elsewhere.

Further features include a wall-mounted vanity cupboard, chrome heated towel rail, ceiling light fitting, extractor fan and coved ceiling. Three small obscure double-glazed windows overlook the rear aspect, providing natural light while maintaining privacy.



Driveway and Integral Garage – 9'11"(3.02m) x 19'4" (5.89m)

The property benefits from a lock-block driveway providing off-street parking and access to the integral garage.

The garage features double-opening doors to the front driveway and a separate service door leading into the utility room. The walls and ceiling are pre-lined, with a concrete floor finished with laminate flooring. Further benefits include strip lighting, a double-glazed side window, various power points, a double radiator and a carbon monoxide alarm. A wall-mounted Worcester gas-fired boiler is also located within the garage.

Front and Rear Gardens

The front garden features mature trees and shrubs, with a paved pathway leading to the entrance door. The lock-block driveway provides convenient access to the integral garage.

The generous rear garden is enclosed by fencing and benefits from two secure access gates. Stepped pathways to either side of the property lead down to a lawned garden, where mature trees provide a pleasant canopy and a good degree of privacy. A timber garden shed offers useful storage, and a rotary washing line is also provided.



Additional Information

- **Heating:** Air source heat pump central heating system with gas boiler back up, Solar PV panels on the roof and solar thermal water heating.
- **Windows:** Double glazing
- **Garage:** Integral garage with driveway parking
- **Council Tax Band:** E
- **EPC Rating:** C
- **Included in the Sale:** All floor coverings, light fittings, blinds and integrated appliances.

Viewing is highly recommended to fully appreciate the generous accommodation, versatile split-level layout, elevated balcony and attractive garden grounds this detached family home has to offer.

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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