



## **47 Easter Road, Kinloss, IV36 3FG**



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

Accommodation comprises: Entrance Vestibule, Hallway, Lounge with Dining Area, Kitchen, 3 Bedrooms, Bathroom and WC. Further benefits include Gas Central Heating, Double Glazing and Large 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 further Primary and Secondary schools, retail shops, swimming pool, leisure centre, golf course and medical centre.

EPC Rating Band D

### **OFFERS OVER £150,000**

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

Entrance to the property is through a secure double glazed uPVC door with two glass panel inserts and co-ordinating two side windows.

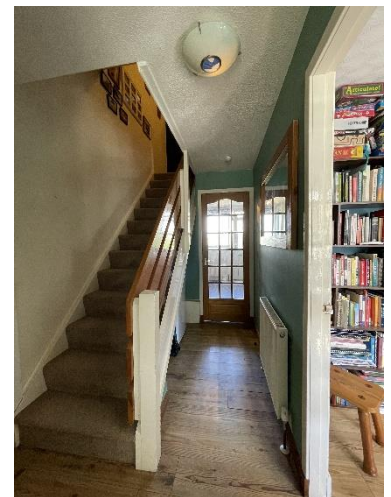


### **Entrance Vestibule - 5'8" x 5'3"**

Single pendant light fitting to the ceiling. Tile effect vinyl to the floor. Built-in cupboard which houses the fuse box and offers storage space. Secure uPVC door with an obscure glass panel leads to the hallway.

### **Hallway**

Single light fitting and smoke alarm to the ceiling. Wood effect laminate to the floor. Single radiator, BT point and single power point. Under storage. Multi panela glazed doors leading to the Lounge with Dining Area and Kitchen. Further door leading to the Cloakroom. Stairs leading to upper accommodation.



### **Cloakroom - 2'7" x 4'6" plus window recess**

Two-piece suite comprising of a low-level WC with concealed cistern and corner wash hand basin within a vanity unit, mixer tap and splash back. Chrome heated towel rail. Ceiling light fitting. Window with deep set windowsill and obscure glass overlooks the vestibule.

## Lounge with Dining Area - 11'7" x 26'7"

Lounge Diner with two uPVC double glazed windows, one that overlooks the front aspect and a further window overlooking the rear aspect. Wood effect laminate to the floor. Two double radiators. Three, single pendant light fittings, coving and smoke alarm to the ceiling. TV, BT, and various power points. Ample space available for a dining table and chairs. Built-in cupboard for storage. Multi panel glazed doors leading to the Kitchen and Hallway.





## **Kitchen - 7'11" x 10'4"**

Fitted Kitchen with a range of wall mounted cupboards, base units with roll top work top and ceramic tiled splash back to the walls. Integrated appliances include a single oven, 4 ring electric hob with splash back and overhead extractor. Sink and drainer. Space available for a washing machine, dishwasher and fridge freezer. Wall mounted gas fired boiler situated to one corner and heating control. 4 bulb light fitting and smoke alarm to the ceiling. Various power points. Double radiator. Vinyl to the floor. uPVC double glazed window overlooks the rear aspect with venetian blind. Doors to the Hallway and Lounge with Dining Area. Secure uPVC door with obscure glazed panel inserts leads to the garden.



## **Staircase & Landing**

Carpeted staircase leading to upper accommodation with wooden handrail. Single light fitting and smoke alarm to the ceiling. Loft access. Wall mounted heating thermostat. Two built in cupboards providing shelved storage. The Landing provides access to the Bedrooms and Bathroom.



## **Master Bedroom - 11'2" x 10'6"**

Double Bedroom with single pendant light fitting to the ceiling. Carpet to the floor. Two built in double wardrobes offering part shelf and hanging space, one houses the water tank. Various power points. Single radiator. Double glazed window overlooks the rear aspect with chrome curtain pole.



## **Bedroom 2 - 8'3" x 12'10" plus door recess**

Double Bedroom with a single pendant light fitting to the ceiling. Carpet to the floor. Built-in double wardrobe offering part shelf and hanging storage. Various power points and single radiator. Double glazed window overlooks the front aspect with curtain pole.



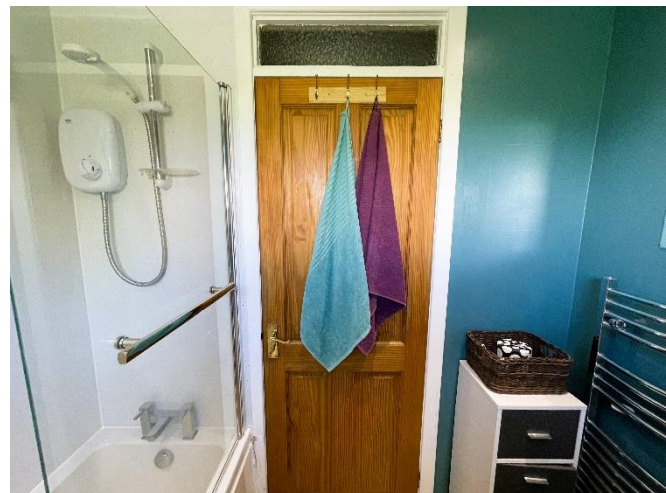
### **Bedroom 3 - 9'11" x 7'0"**

Single Bedroom with single pendant light fitting to the ceiling. Carpet to the floor. Two built-in single wardrobes which offer part shelf and hanging storage. Single radiator and various power points. Double glazed window overlooks the front aspect with curtain pole.



### **Bathroom - 6'9" x 5'6"**

Bathroom with 3-piece suite comprising of a low-level WC with concealed cistern, bath with overhead electric shower & shower Screen and a wash hand basin with mixer tap within a vanity unit. Wet wall finish. 5 recessed spotlights and gloss linings to the ceiling. Wall mounted medicine cabinet fronted by a mirror. Chrome heated towel rail. Wall mounted mirror. Vinyl to the floor.



## **Front & Rear Garden**

The property benefits from a large Garden with open views over the countryside. The front garden is laid to lawn with a variety of shrubs and tree and a paved pathway leading to the front door.

The side and rear enclosed garden is mainly laid to lawn with part wooden and wire fence boundary with gate access. Raised decked seating area. Rotary dryer. Selection of shrubs and raised planters. Paved pathway and patio seating area. Timber shed providing storage space.



Council Tax Band Currently B

Note 1

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

**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.