



## **1 Glebe Crescent Kinloss, IV36 3UG**



We are delighted to present this lovely 3 Bedroom Detached Bungalow which is presented in immaculate condition throughout. The property is conveniently positioned close to all the amenities Kinloss has to offer and is only a short drive or walk to the village of Findhorn.

Accommodation comprises, Secure entrance leading to the hallway, lounge/diner, kitchen, utility room, cloakroom, 3 double bedrooms and a family bathroom. Further benefits include gas central heating, uPVC double glazing, front & rear enclosed garden with potting shed, workshop, garden bar and sheds.

An internal viewing is strongly recommended.

EPC Rating Band "C"

### **OFFERS OVER £270,000**

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

### **Entrance – 4'5" (1.36m) 5'2" (1.57m)**

We have entrance to the property through a uPVC door with an ornate obscure glass panel insert with matching side glass window.

This entrance hall has a ceiling light fitting, built-in cupboard which has part shelf and hanging space with wall mounted coat hooks. Wood flooring. Open arch to the L-shaped hallway.

### **L-Shaped Hallway – 19'7" (5.96m) 3'2" (0.96m) extends to 7'4" (2.23m) x 5'2" (1.57m)**

Two pendant light fittings, smoke alarm, loft access via a ramsay ladder to partially floored attic space. Artex ceiling finished with coving, double radiator, 2 double power points and a BT point. Doors lead to the lounge, kitchen, bedrooms, bathroom, W.C and cupboard. The cupboard has a wall-mounted shelf, fuse box, hanging rail, and shelving for storage.



### **Lounge/Diner – 15'6" (4.72m) x 14'1" (4.29m) plus Dining 11'5" (3.47m) x 9'11" (3.02m)**

Open plan lounge and diner which offers a superb family area to enjoy social gatherings.

The lounge has a double radiator, single radiator, Open reach BT point, TV and various power points. Artex ceiling finished with coving and a pendant light fitting. Thermostat control for the central heating, large uPVC window with blinds and hanging curtains overlooks the front aspect.

Dining area has a decorative pendant light fitting with three bulbs which is operated on a dimmer switch. Small double radiator, 2 uPVC windows with blinds, curtain pole and curtains that overlook the side and rear aspect. Various power points.





**Kitchen – 10'8" (3.25m) 11'1" (3.37m)**

Modern fitted kitchen with a range of wall mounted cabinets with under unit lighting, base units which include corner carousel and a roll top work surface which is complimented by a ceramic tiled splash back to the walls.

Integrated appliances include fridge and freezer, dishwasher, double eye level oven, gas hob with stainless steel chimney style extractor style hood. Composite sink with mixer tap and drainer. Ceiling light fittings, Artex ceiling finish with coving, single radiator, various double power sockets including USB sockets, uPVC large window with roller blind to the rear aspect. Tile effect laminate wood flooring. A door with multi-panel glass panels leads to the utility and to the hallway.



### **Utility Room - 8'8" (2.64m) xc 5'2" (1.57m)**

A practical utility room which has two wall mounted cabinets, base single base unit with worktop providing under counter space for a washing machine and tumble dryer. Ceramic tiled splash back to the wall, tile effect vinyl to the floor, Worcester boiler to the corner, three bulb ceiling light fitting, carbon monoxide alarm, wall mounted coat hooks and secure uPVC door with two-part obscure glass ornate panels that lead out to the rear garden.



### **Cloakroom – 5'2" (1.57m) x2'4" (0.70m)**

The WC has a corner wash hand basin with a chrome mixer tap and a mosaic tile splash back, low level WC, tiled flooring, chrome heated towel rail, wall mounted glass shelf and mirror, ceiling light fitting and vanity cabinet which is fronted with mirror doors. Chrome accessories.

### **Bathroom – 10'6" (3.2m) x 5'2" (1.57m)**

4-piece bathroom with a white low-level WC, bath with mixer tap and wet wall splash back to the walls and side panel. Floating sink with mixer tap and matching splash back. Corner shower enclosure with wet wall finish, shower tray, glass retractable shower screen door and a rain shower with further showering attachment.

5 recessed halogen spotlights to the ceiling, extractor fan, wall mounted mirror, wall mounted vanity cabinet, a black heated towel rail and a wood effect vinyl to the floor. Obscure uPVC window to the rear aspect with deep set windowsill.



**Bedroom 1 – 11'1" (3.37m) x 11'2" (3.4m)**

Double bedroom with an artex ceiling finished with coving and a pendant light fitting, single radiator, carpet to the floor, various power points, built-in wardrobe which provides parts, shelf and hanging storage. uPVC window with vertical blind and brushed chrome curtain pole with hanging curtains overlooks the rear aspect.



**Bedroom 2 – 10'6" (3.2m) 11'5" (3.47m)**

Double bedroom with a large built-in wardrobe fronted with double wooden louvre doors, which provides parts, shelf and hanging storage. uPVC window with vertical blinds, chrome curtain pole and hanging curtains to the front aspect. TV point. And various power points.



**Bedroom 3 – 10'6" (3.2m) x 8'0" (2.44m)**

Double bedroom with a single pendant light fitting, built-in wardrobe, so there's various double power sockets, Tv connection, built-in double wardrobe which provides part shelf hanging and shelf storage. uPVC window with vertical blinds, chrome curtain pole and curtains that overlooks the front aspect.



## **Front & Rear Garden**

A lovely, enclosed garden which enjoys an afternoon sunny aspect. Large area of patio slabs, which form majority of the rear garden. There's an outside tap located by the back door, with secure gate and fencing retaining the boundary lines. A decorative garden with stone chips and dwarf wall to one corner. Further area to stone chip area with a drying area and decorative wall planter. A pathway then that leads to the side gate where there's a further shed. Raised timber decking with a balustrade and spindles provides a further secluded seating area and provides access to the lean-to store area which has a multi-panel glass door and measures 20'4" (m) x 3'2" (m).



## **Workshop – 8'10" (2.69m) x 11'3" (3.42m)**

A multi-panel glass door provides access. The workshop has a three-bulb ceiling light fitting, some wood linings, painted concrete slab floor, power sockets, workbenches, uPVC windows at the front with Venetian blind, further glazed window on the side and an access door that leads to the attached building.

## **Potting Shed – 7'10" (2.38m) x 4'7" (1.38m)**

Lovely little garden shed with an area to shelving and windows with a multi-panel glass door for access.

## **Storage Shed – 7'0" (2.13m) x 8'0" (2.44m)**

Access via a multi-panel glass door on the front. Timber shed with a window to the front and back. Wall mounted shelving.

### **The Garden Bar – 15'8" (4.77m) x 8'7" (2.61m)**

Stone built building with profile sheet roofing and access via a secure uPVC door with glass panel inserts and overhead canopy. A fitted bar area with bar stools and a tiled flooring. uPVC double glazed windows to the front with curtain pole and hanging curtains, various power points, smoke alarm, shelving, wood linings on the walls and an area to seating. A door that leads to the workshop



Paved pathway leads around to the front garden. The garden is retained within a wall boundary and wrought iron gate. Areas to establish trees and shrubs around the perimeter. There's a large area to lawn on the front with two further trees in the lawn, paved pathway leading to the front door where there's an external light. External power socket. On the side is a small garden area which is all laid to stone chips with decorative stepping stones and shrubs.

### **Driveway**

Tarmac driveway which provides two car parking spaces.

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.

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.