



## **Rosemuir, Kinloss, Moray IV36 3UA**



We are delighted to present this immaculately presented 4 Bedroom Detached Bungalow with double garage which is located in a quiet hamlet of houses on the outskirts of Kinloss.

The Village of Kinloss provides a number of local amenities including local primary school, convenience stores and post office. Findhorn and Roseisle 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 vestibule, hallway, lounge, kitchen/dining and family room, utility room, Master Bedroom with en-suite, 3 further bedrooms and a family bathroom. Further benefits include Oil central Heating, double glazing, double garage with ample driveway, BBQ hut and a wraparound garden that enjoys countryside views.

An internal viewing is strongly recommended.

EPC Rating Band "D"

### **OFFERS OVER £380,000**

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

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Entrance to the property is through a secure door with security spy hole and chain with obscure glazed side window that provides access to the vestibule.

**Vestibule – 4’10” (1.46m) x 6’2” (1.87m)**

Pendant light fitting, coved ceiling, carpet to the floor with recess matting. Multi panel glass door with side glazed window leads to the hallway.



**Hallway – 10’3” (3.12m) x 9’9” (2.96m)**

Octagon shaped hallway which provides access to the lounge and Kitchen/diner. Pendant light fitting, coved ceiling, carpet to the floor, double power point and BT point. Built-in cupboard provides walk-in storage with further light and carpet flooring. Further corridor leads to the rear hallway providing access to the bedrooms and bathroom.

**Lounge – 20’4” (6.2m) x 17’4” (5.28m) within the bay window**

Fabulous sized front facing lounge with large double glazed bay window which has vertical blinds. 5 bulb ceiling light fitting, coved ceiling, double radiator, carpet to the floor, TV and various power points. Focal point of the room is a fireplace with marble hearth and insert finished with a timber mantle. Double glass panel doors lead to the dining room.





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**Kitchen – 9'11" (3.02m) x 12'4" (3.76m)**

Modern fitted kitchen with a range of wall mounted cupboards with under unit lighting, base units finished with a granite worktop and matching upstand. Rangemaster electric oven and induction hob with glass splashback and overhead extractor hood. Sink with chrome mixer tap and bevelled worktop drainer. Integrated dishwasher. Space for a large fridge/freezer. Recess halogen spotlights to the ceiling, double radiator, tiled flooring and a double-glazed window with fitted blind overlooks the rear aspect. The kitchen is Open plan to the informal dining area/family room. Door to the dining room and utility room.





**Dining/Family room – 22'11" (6.98m)  
x 10'10" (3.3m)**

Large family space providing 2 Single pendant light fittings, single radiator, carpet to the floor, TV and various double power points. Wood burner stove on a slate hearth. The family room has a bay window with tiled flooring, double glazed windows and double patio doors which leads out to the rear garden.



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**Utility room – 12'6" (3.81m) x 5'0" (1.52m)**

Practical utility area which provides a double base unit with rolltop worktop and part ceramic tiled splashback with under counter space for a tumble dryer. Further space for a washing machine. Wall mounted central heating boiler. Various power points, heating control panel, single radiator, pendant light fitting and tiled flooring. Double glazed window overlooks the side aspect. Secure door with obscure glass panel leads to the rear garden. Built-in cupboard offers shelved storage.



**Dining Room – 15'0" (4.57m) x 9'8" (2.94m)**

Single pendant light fitting, coved ceiling, double radiator, various double power points, carpet to the floor. Double glazed window with curtain pole and hanging curtains overlooks the side aspect. Multipaned glass doors lead to the lounge.



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### **Rear Hallway – 20'0" (6.1m) x 3'2" (0.96m)**

2 pendant light fittings, coved ceiling, smoke alarm, carpet to the floor, double radiator and power point. Built-in cupboard provides part shelving and houses the hot water tank.



### **Master Bedroom en-suite – 10'11" (3.32m) x 12'7" (3.83m)**

Double bedroom with a pendant light fitting, single radiator, various power points, carpet to the floor. Double glazed window with vertical blinds overlooks the front aspect. Built-in double wardrobe fronted by mirror sliding doors offers part shelf and hanging storage. Door to the en-suite shower room.



### **En-Suite Shower room – 3'5" (1.03m) x 8'6" (2.59m)**

Low level W.C, pedestal wash hand basin with chrome mixer taps. Mid height tiling around the walls. Shaver point, wall mounted mirror and single radiator. Walk-in shower enclosure with mains operated shower, tiled walls and retractable shower screen door. Obscure double-glazed window to the front aspect. Light fitting, extractor fan and tiled flooring.



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**Bedroom 2- 10'5" (3.17m) x 12'4" (3.76m)**

Double bedroom with a pendant light fitting, 2 double power points, single radiator, carpet to the floor. Built-in wardrobe provides part shelf and hanging storage. Double glazed window with vertical blinds overlooks the rear aspect. Loft access via a ramsay ladder.



**Bedroom 3 – 10'11" (3.32m) x 8'1" (2.46m)**

Small double bedroom with a pendant light fitting, 2 double power points, single radiator, carpet to the floor. Built-in single wardrobe provides part shelf and hanging storage. Double glazed window with vertical blinds and curtain pole overlooks the rear aspect



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**Bedroom 4 – 10'10" (3.3m) x 10'9" (3.27m)**

Double bedroom with a pendant light fitting, 2 double power points, BT point, single radiator, carpet to the floor. Built-in wall to wall of wardrobes fronted by mirror sliding doors provides part shelf and hanging storage. Double glazed window with vertical blinds overlooks the front aspect.



**Family Bathroom – 8'2" (2.49m) x 11'0" (3.35m)**

Low level W.C, pedestal wash hand basin with chrome mixer taps and wall mounted mirror with decorative lights and wall mounted shaver point. Corner bath with tiled surround and chrome mixer tap. Walk-in shower enclosure with Mira shower and retractable shower screen doors. Tiled flooring and mid height tiling around the walls. Pendant light fitting, extractor fan, radiator, obscure double-glazed window with curtain pole and hanging curtains to the rear aspect.

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### **Front & Rear Garden**

The front of the property is accessed through the external porch with decorative stone pillar. Outside light and stepped access. The area to the front is driveway with wrap around garden around the sides and rear of the house.

The garden is mainly laid to lawn and secured within a timber and wire fence boundary. Paved pathway leads around the perimeter and there are a good variety of established shrubs and trees. Oil tank is accessed at the side of the property, greenhouse and washing area. Outside tap. Patio area to the side of the family room. Wood store to the side access.





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## **BBQ Hut**

The Timber clad BBQ hut is positioned to the rear corner and has a decorative path leading to the door access through the lawn. Superb addition to any garden with all year-round usage.





**Driveway & Garage – 19'0" (5.79m) x 18'10" (5.74m)**

The stone chip driveway provides off road car parking and access to the garage.

Double Garage power and lighting. with up and over door to the driveway, further side glazed window and service door for access. Concrete floor, breeze block walls, separate fuse box, double power socket, light fitting and coal bunker. Further timber store area located behind the garage.



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Note 1 –

All fitted floor coverings, light fitting, blinds, curtain poles and integrated appliances are included in the sale.

Council Tax Band “F”

**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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Findhorn Bay



Roseisle Beach



