



## **6 Mains of Struthers, Kinloss, IV36 2BH**



If you are looking for a beautifully presented and modern home situated in a peaceful setting, look no further than this stunning 4 Bedroom Family Home. This property, set within a steading complex and built in 2012 by respected builders, Tullochs of Cummington. The hamlet of properties boasts a rural location with views of the countryside and has a well-maintained garden. You will also enjoy the convenience of being close to Forres, Elgin and local shops.

The property offers generous living space and presented in an immaculate condition: - Lounge, Open Plan, Kitchen, Diner and Family Room, Utility Room, Cloakroom, Master Bedroom with En-Suite Shower Room, Three further Bedrooms and a Family Bathroom. The property also benefits from a Front & Rear Garden, Garage, Driveway, Oil Fired Underfloor Heating and Double Glazing.

Viewing is Strongly Recommended

**FIXED PRICE £399,000**

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

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**Entrance Vestibule - 4'10"(1.46m) x 4'7"(1.39m)**

composite door with decorative obscure glazed panels, welcomes you to the property, with security chain and spy hole. As you enter, you will notice the oak effect flooring that runs throughout the Vestibule, Hallway and Lounge. Double built in cupboard with sliding doors, provides storage space, houses the heating controls and the consumer units. Recess light fitting and coving to the ceiling. Glazed panel door leading to the Hallway.

**Hallway - 17'0"(5.18m) x 7'1"(2.15m) (maximum measurement)**

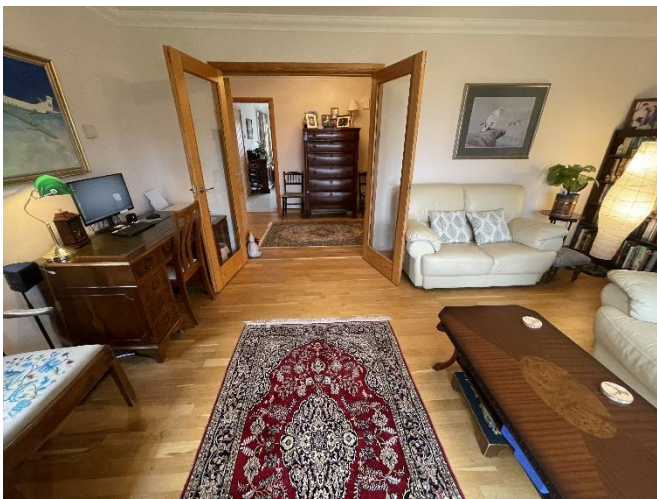
The Hallway provides access to the Lounge, Kitchen, Dining and Family Room and the Cloakroom. Staircase leading to upper accommodation. Oak effect flooring. Multi bulb light fitting, coving, smoke alarm and carbon monoxide to the ceiling. Double power point and BT power point. Wall mounted bell chime and heating thermostat.



**Lounge - 12'8"(3.86m) x 17'7"(5.36m)**

The very well presented, light and airy Lounge with large picture window to the front aspect, with chrome curtain pole and hanging curtains. Further window to the side aspect with chrome curtain pole and Roman blind. Multi bulb light fitting, smoke alarm and coving to the ceiling. Oak effect laminate to the floor. BT, TV and various power points. Double doors with glazed panels leading to the Hallway.







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**Kitchen, Dining, Family Room - 17'7" (5.36m) x 18'8" (5.69m) (maximum measurement)**

Fabulous Kitchen, a stunning feature of this property, offering ample space and modern design. It boasts a range of base units providing ample storage space, wall mounted cupboards, complemented by a co-ordinating a granite worktop with a glazed breakfast bar for informal dining. Integrated appliances include a 4-ring electric induction hob, overhead extractor, single oven, microwave, heating drawer, dishwasher and fridge/freezer. Sink, drainer and mixer tap. Floating shelves. 2 pull out larder cupboards offering shelves storage space. TV, BT and various power points. Five recessed spotlights and coving to the ceiling. Ceramic tiling to the floor. Ample space available for dining table and chairs and for easy chairs to relax and enjoy the family space. Double uPVC double glazed door leading out to the Garden at the rear of the property, with windows on either side, with venetian blinds, chrome curtain pole and hanging curtains. Further window to the side aspect with venetian blind, chrome curtain pole and hanging curtains.





**Utility Room - 5'11"(1.8m) x 7'9"(2.35m)**

A utility room offers plenty of storage space with a fitted double base unit, wall mounted cupboards and roll top work surface. Stainless steel sink with a mixer tap and a drainer. Space available for the washing machine and tumble drier. The room is equipped with power sockets, an extractor fan, and two 3bulb light fittings to the ceiling. Wall mounted heating controls. Oil watchman detector. Built in cupboard providing further shelved storage. Ceramic tiling to the floor. Wall mounted coat hooks. Composite door with glazed panels leading out to the Garden.



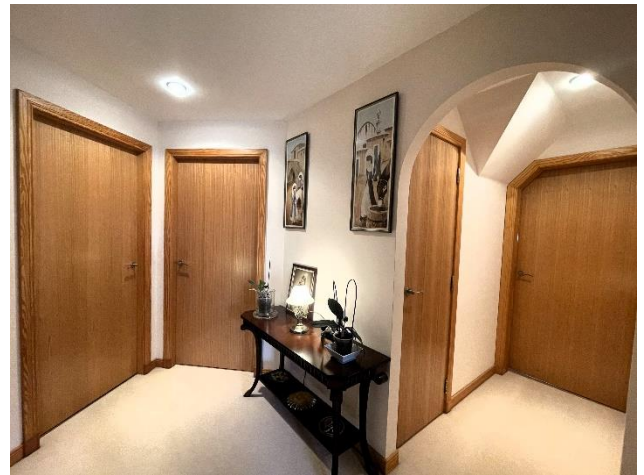


**Cloakroom - 5'11"(1.8m) narrowing to 2'11"(0.88m) x 6'2"(1.87m) narrowing to 3'4"(1.01m)**

Cloakroom with a low level WC and pedestal wash hand basin with ceramic tiling to the wall. Oak effect laminate to the floor. Recessed spot light, xpleair and coving to the ceiling. Chrome accessories.

**Staircase & Landing**

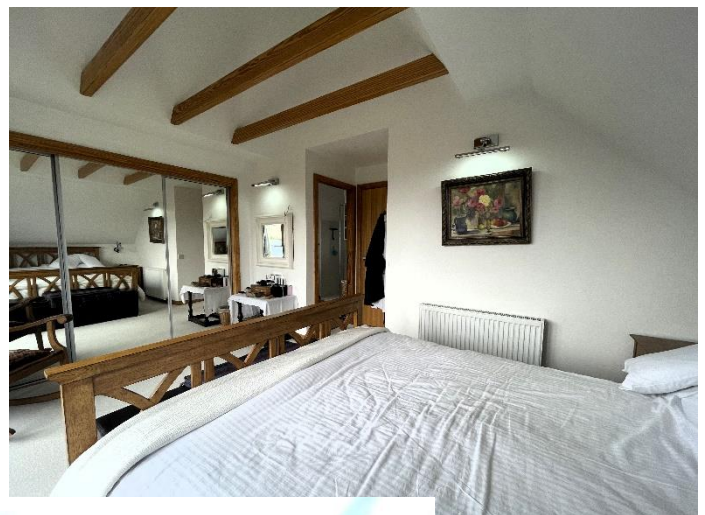
Open staircase leading to upper accommodation with pine balustrades and handrail. The Landing provides access to the Bedrooms and Family Bathroom. Two recessed spotlights, carbon monoxide detector and smoke alarm to the ceiling. Loft access. Two built in cupboards, providing ample storage space, one currently utilised as a linen cupboard. Single radiator and double power points.



**Master Bedroom with En-Suite Shower Room**

**Master Bedroom - 10'0"(3.05m) x 14'8"(4.47m) plus recess**

Bright and spacious Bedroom with double uPVC double glazed doors to a Juliette balcony, with windows on either side, offering lovely countryside views, chrome curtain pole and hanging curtains. Wall to wall built in wardrobes providing ample hanging and shelved storage and fronted by mirror doors. Carpet to the floor. Four wall mounted light fittings. Double radiator, BT, TV and various power points.





**Shower Room - 8'5"(2.56m) x 6'5"(1.94m)**

Shower Room with low level WC, wash hand basin within a vanity unit and large shower enclosure with overhead mains shower. Shaving point. Chrome heated towel rail. Chrome accessories. 3 recessed light fittings to the ceiling, one incorporating an extractor. Ceramic tiling to the floor with electric under floor heating. Velux window to the side aspect. Wall mounted medicine cabinet, down lighter and glazed shelf.

**Bedroom 2 - 13'1" (3.98m) x 13'4" (4.06m) extending to 15'7" (4.74m)**

Large Double Bedroom with two velux windows to the rear aspect with fitted blinds and a further window to the side aspect with chrome curtain pole and hanging curtains. Carpet to the floor. Built in double wardrobe offering hanging and shelved storage. Single pendant light fitting to the ceiling. Double radiator, TV and various power points.





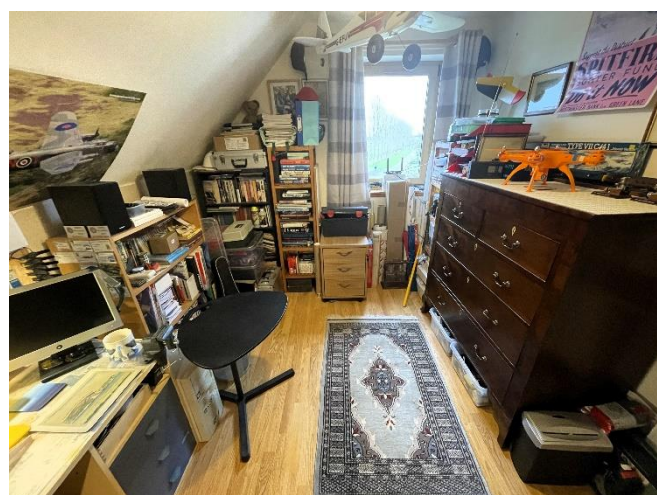


**Bedroom 3 - 12'8" (3.86m) x 8'8" (2.64m) (maximum measurement)**

Bedroom with window to the side aspect with chrome curtain pole. Wood effect laminate to the floor. Single radiator. Single pendant light fitting. Built in cupboard offering storage space. Various power points.

**Bedroom 4 - 12'7" (3.63m) x 8'7" (2.61m)**

Bedroom with window to the side aspect with pine curtain pole and hanging curtains. Wood effect laminate to the floor. Various power points. Single pendant light fitting to the ceiling. Single radiator.



**Family Bathroom - 7'0" (2.13m) x 9'0" (2.74m)**

Bathroom with low level WC, pedestal wash basin with mixer tap, bath with mixer tap and corner shower enclosure with overhead mains shower. Ceramic tiling to the walls. Heated rail. Glazed shelves. Three spotlights, on incorporating an extractor, to the ceiling. Chrome accessories. Wall mounted mirror. Ceramic tiling to the floor with under floor electric heating. Wall mounted medicine cabinet, fronted by mirror doors.



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### **Garden**

This garden is a delight for anyone who loves nature and tranquillity. The front of the property features a neat lawn with some flower beds, and a paved path that leads to the back. There, you will find a rotary dryer, a paved patio where you can enjoy outdoor dining, and a well-kept lawn surrounded by fences and hedges. There is plenty of room for your plants and pots, and an oil tank tucked away in one corner. The best part is the stunning view of the countryside that you can admire from your garden.

### **Driveway and Garage - 20'2"(6.15m) x 9'6"(2.89m)**

Stone chipped driveway providing off street parking. Garage with up and over door to the front and a service door to the rear. Window to the side aspect. Strip lighting and smoke alarm to the ceiling. Heating control and carbon monoxide detector. Wall mounted cupboards and shelving. Various power points. Grant oil fired boiler is housed within the Garage.





Council Tax Band Currently D

**Note 1**

All floor coverings, curtains (apart from Bedroom 3), blinds and integrated appliances are included in the sale.

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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.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

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.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

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