



## 19 Glebe Crescent, Kinloss, Moray IV36 3UG



We are pleased to offer this 2 Bedroom 1<sup>st</sup> Floor Apartment located within the village of Kinloss and within walking distance of Findhorn Bay.

The property is ideally situated within a quiet cul-de-sac and is in close proximity to a Convenience Store, Public House and Take-Away. Findhorn is a short drive and provides further amenities and stunning coastal beaches.

Accommodation comprising; Entrance Hallway, Lounge, Dining Kitchen, 2 Double Bedrooms and Bathroom. Further benefits include Electric Heating, Double Glazing and Garden.

EPC Rating D

### OFFERS OVER £100,000

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



### **Communal Entrance**

Entrance to the property is through a secure wooden door with safety glass window to the side and overhead. Shared Entrance Hallway with recessed matting at the front door. Carpet tiles to the floor. Wall mounted lights. Door leading out to the rear of the property, which gives access to the Garden. Carpeted staircase with a cast iron balustrade and spindles leading to the 1<sup>st</sup> floor landing where there is access to two apartments. Wall mounted lights. Carpet tiling to the floor. Floor to ceiling windows to the front aspect.

### **Entrance Hallway**

Secure wooden door leading to the Entrance Hallway. Pendant light fitting and smoke alarm to the ceiling. Loft access. Wall mounted heater. Carpet to the floor. BT and double power point. Built in storage cupboard providing storage space, wall mounted coat hooks and houses the consumer units. Further cupboard, commonly used as an airing cupboard providing shelf storage and houses the water tank. Doors leading to Lounge, Kitchen, Bedrooms and Bathroom.

### **Lounge - 13'5" x 12'9"**

Spacious Lounge with large double glazed picture window to the front aspect with curtain pole and hanging curtains. 3 bulb light fitting and coving to the ceiling. Carpet to the floor. TV and various power points. Wall mounted heater.







**Dining Kitchen - 12'8" narrowing to 9'9" x 3'1" extending to 9'8"**

Fitted Kitchen with a range of base units and wall mounted cupboards. Roll top work surface and ceramic tiling to the walls. Stainless steel sink, drainer and mixer tap. Space is available for a fridge freezer, cooker and washing machine. Window to the front aspect. 4 bulb light fitting and smoke alarm to the ceiling. Vinyl to the floor. Various power points. Wall mounted xpleair. Wine rack. Built in pantry cupboard providing ample storage space. Wall mounted electric heater.





**Bedroom 1 - 12'9" x 9'9"**

Double Bedroom with double glazed window to the rear aspect with curtain pole and hanging curtains. Pendant light fitting to the ceiling. Carpet to the floor. Wall mounted heater. Various power points. Built in double wardrobe providing storage space, fronted by wooden sliding doors. Wall mounted mirror.





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### **Bedroom 2 - 10'10" x 9'9"**

Double Bedroom with window to the rear aspect with curtain pole and hanging curtains. Single pendant light fitting to the ceiling. Carpet to the floor. Wall mounted heater and various power points. Built in wardrobes offering storage space and fronted by wooden sliding doors.



### **Bathroom - 7'2" x 6'2"**

Bathroom with three piece Bathroom suite with a low level WC, pedestal wash hand basin and bath with overhead electric operated shower and shower curtain. Wall mounted medicine cabinet. Shaving point. Partial tiling to the walls. Wood effect vinyl to the floor. Wall mounted heater. Pendant light fitting to the ceiling. Obscure glazed window to the side aspect. Pine accessories.

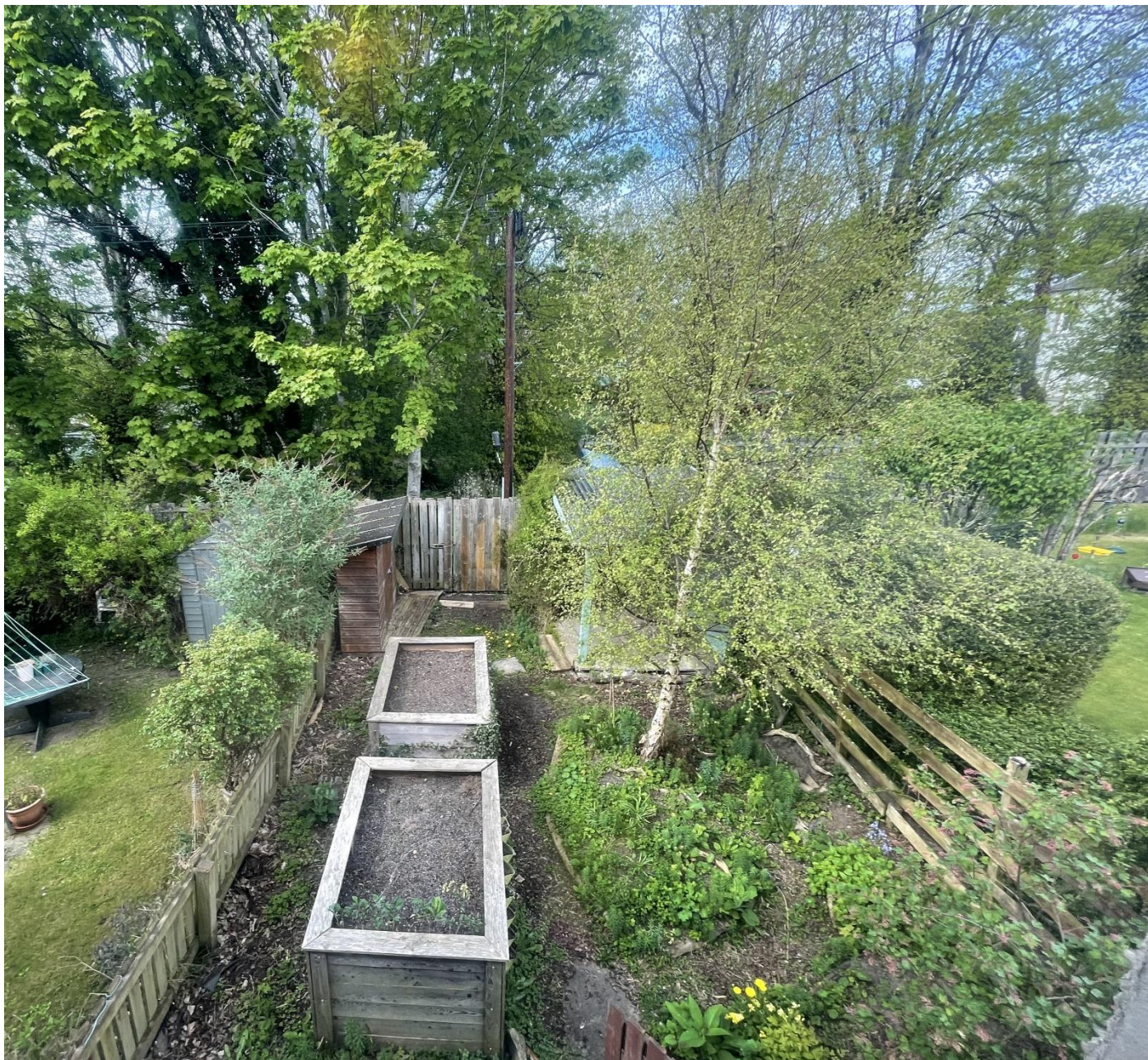




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## Garden

Private garden with a fence boundary and gate access to the front and rear of the garden. A variety of mature trees, plants and raised planters. Decked seating area with pergola. Small timber shed.



Note 1 –

All floor coverings, washing machine, cooker and curtains are included in the sale.

Council Tax Band Currently - B

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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.

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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