



## **12 Cumiskie Crescent**

### **FORRES IV36 2QB**



We are delighted to offer this Fantastic 3 Bedroom Family Home, situated in the sought after residential development Knockomie Meadows and built by local respected builder, Springfield Properties

Forres provides all the local amenities including Supermarkets, Medical Centre, Dentist, Shops, Leisure Facilities, Primary and Secondary Schools, 18 hole Golf Course and Award Winning Parks.

The property is very well presented and in superb order, accommodation comprises; Entrance Hallway, Breakfasting Kitchen, Lounge Diner, Rear Vestibule, and Shower Room on the ground level. The 1st floor accommodation comprises; 3 Double Bedrooms and a Family Bathroom. Further benefits include Integral Garage, Driveway, Rear enclosed Garden, Double Glazing and Gas Central Heating.

An internal viewing is strongly recommended.

EPC Rating 'C'

## **OFFERS OVER £230,000**

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

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**Entrance Hallway – 12'0" (3.65m) x 6'9" (2.05m) plus the access to the garage**

The property is entered to the front with an external porch and light. Access to the hallway through a secure door with security spy hole and security chain. The hallway has a ceiling light fitting, coving and smoke alarm to the ceiling. Wood flooring. Single radiator, single and double power points. Wall mounted bell chime. Thermostat control. Under stair cupboard providing storage space and access to the fuse box with a pendant light fitting, BT point and wood flooring. Multi panel glazed doors leading to the Breakfasting Kitchen and Lounge Diner. Stairs leading to upper accommodation. Further door to the garage.



### **Breakfasting Kitchen - 12'0"(3.65m) x 11'6"(3.50m)**

Modern fitted kitchen with a range of wall mounted cupboards with under unit lighting and base units and drawer storage with a wood effect roll top work surface and complimented by similar splash back to the walls. Integrated appliances include an AEG under counter double oven, 4 ring gas hob with stainless steel splash back and overhead chimney style extractor fan. Built-in 1 ½ sink with mixer tap and drainer and a dishwasher. Space available for a washing machine, tumble dryer and fridge/freezer. Various power points, TV point, recess halogen spotlights to the ceiling which is finished with coving, carbon monoxide alarm and a heat detector. uPVC triple glazed window with a Roman blind which overlooks the front aspect. Single radiator, wood flooring and the Worcester boiler is concealed within a cupboard.



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**Lounge Diner - 18'7"(5.66m) x 12'1"(3.68m)**

Well-presented and spacious Lounge 2 ceiling light fittings, covered ceiling, smoke alarm, 2 single radiators. TV, BT and various power points. Double patio doors with perfect fit venetian blinds, two uPVC triple glazed windows with matching blinds either side and a further roman blind. Fitted Curtain pole. Door to the rear hallway.

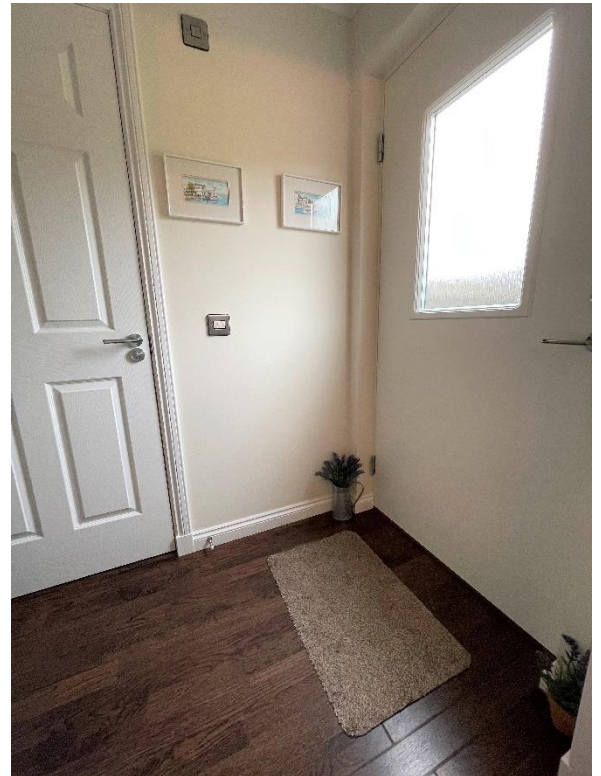




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**Rear Hallway - 3'10"(1.16m) x 7'3"(2.20m)**

Ceiling light fitting, coving and smoke alarm to the ceiling. Wood flooring. Single radiator and double power point. Secure door with obscure glazed panel leading out to the Rear Garden. Doors leading to the Ground Floor Shower Room and Garage.



**Shower Room - 5'8"(1.72m) x 6'11"(2.10m)**

Ground floor Shower Room with three piece suite comprising of a Low level W.C, wall mounted wash hand basin with chrome mixer tap. Wall mounted mirror and shelf. Corner shower enclosure with mains operated shower, full height tiling, shower tray and retractable shower screen doors. Mid height tiling to the remainder walls and complimented by ceramic tiling to the floor. Chrome heated towel rail, xpelair, 4 recess halogen spotlights to the ceiling which is finished with coving.



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**Stairs and Landing – 12'5" (3.78m) x 3'8" (1.11m)**

Carpeted staircase with white painted balustrade and spindles leading to upper accommodation. uPVC triple glazed window to the front aspect with roman blind. The Landing provides access to the Bedrooms and Family Bathroom. Built in cupboard providing shelved storage space. Two ceiling light fittings, smoke alarm and coving to the ceiling. Double power point. Loft access. Single radiator.

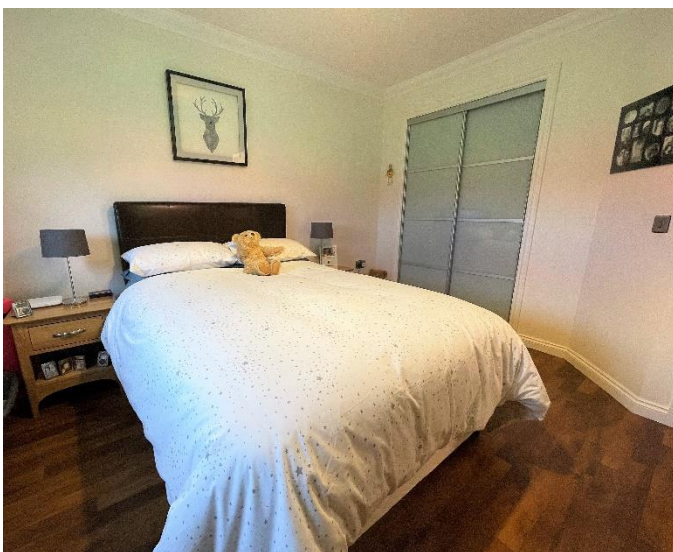
**Master Bedroom - 10'0"(3.04m) x 15'1"(4.59m)**

Master Bedroom with triple glazed window with a roman blind to the rear aspect. Single pendant light fitting and coving to the ceiling. Wood flooring. Double radiator. TV, BT and various power points. Large double wardrobe, fronted by opaque doors providing hanging and shelved storage.



**Bedroom 2 - 11'5"(3.47m) x 12'4"(3.75m)**

Double Bedroom with uPVC triple glazed window with fitted Roman blind overlooks the front aspect. Single pendant light fitting to the ceiling. Coved ceiling. Carpet to the floor. BT, TV and various power points. Double wardrobe fronted by opaque sliding doors offering hanging and shelved storage. Single radiator.



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### **Bedroom 3 - 9'3"(2.81m) x 11'0"(3.35m)**

Double Bedroom with uPVC triple glazed window to the front aspect with roman blind. Single pendant light fitting and coving to the ceiling. Double radiator. Wood flooring. BT, TV and various power points. Double wardrobe, providing hanging and shelved storage, fronted by opaque sliding doors.



### **Family Bathroom**

Family Bathroom suite comprising of a vanity sink with chrome mixer tap and low level W.C with concealed cistern and modern sparkle work top. White bath with chrome mixer tap and walk-in shower enclosure with shower tray, mains operated shower, glass retractable shower screen doors and full height tiling to the walls. The remainder walls have mid height tiling which is complemented by the tiled flooring. Chrome heated towel rail, shaver point and wall mounted mirror. 5 recess halogen spotlights, extractor fan and coving to the ceiling. Velux window with integrated blind overlooks the rear aspect.





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### **Integral Garage - 10'1"(3.07m) x 17'1"(5.2m)**

Garage with up and over front door to the front and two service doors leading to the Rear Vestibule and the other to the hallway. Pre-Lined walls and ceiling with a painted concrete floor. Two pendant light fittings and various power points.

### **Driveway & Rear Garden**

Loc bloc driveway allowing off street parking for several cars.

Secure gate provides access to the rear garden which is enclosed within a high timber fence for privacy. To the side of the property is an external tap and area for bin storage. Large, seated patio area located outside the Lounge and Rear access. Outside lights above the doors. External Power socket. The garden is mainly laid to lawn with a rotary dryer and two seated decking areas to the back corners of the fence.





Council Tax Band Currently "D"

Note 1

All integrated appliances, floor coverings, blinds and lights fittings 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.

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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