



39 Knockomie Rise

FORRES IV36 2HE



We are pleased to offer this 2 Bedroom 1st Floor Apartment situated within a quiet cul-de-sac in the much sought after Knockomie Development.

Accommodation comprises, Private Entrance, Hallway, Modern Style Living Open Plan Lounge and Kitchen, Two Double Bedrooms, Bathroom, a Communal Garden, Gas Central Heating, Double-Glazing and Garage.

Forres has a variety of amenities, shops, supermarkets, leisure facilities and an 18 hole golf course. The town of Elgin is approximately 12 miles away and the local airport and city of Inverness are within easy commuting distance.

Viewing Highly Recommended.

EPC Rating 'C'

OFFERS OVER £120,000

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

Entrance

Entrance to the property is via a wooden front door with security spy hole. Carpet to the floor. Single pendant light fitting, coved ceiling. Two cupboards housing the consumer units, electric and BT point. Staircase with handrail leads to the accommodation.



Hallway

The Hallway has 3 single pendant light fittings and coving to the ceiling. Smoke alarm. Single radiator and 2 double power points. Carpet to the floor. Large built-in cupboard providing ample storage space and light fitting. Wall mounted heated thermostat. Doors leading to the Lounge, Bedrooms and Bathroom.

Open Plan Lounge and Kitchen

Lounge - 16'7" x 16'3" (maximum measurement)

Spacious modern style living accommodation comprising of a 4-bulb light fitting and coving to the ceiling. Double radiator, BT, TV and various power points. Carpet to the floor. Double glazed window with wooden curtain pole overlooking the front aspect. Patio doors with curtain pole leads out to the balcony, where there is space for alfresco dining. The lounge is open plan to the kitchen /dining area.



Kitchen / Dining Area - 5'9" x 13'0"

Fitted kitchen offers a range of base units and wall mounted cupboard, finished with a roll top work surface and a ceramic tiled splash back. Breakfast bar for informal dining. Integrated appliances include an electric single oven and a 4 ring gas hob with a stainless steel extractor chimney style flume, single stainless steel sink with mixer tap & drainer and washer/dryer. Space is available to accommodate a fridge/freezer. Vinyl to the floor. Extractor fan carbon monoxide detector. 4 bulb light fitting and coved ceiling. Various power points and a double-glazed window which overlooks the front aspect. Vinyl to the floor. Cupboard housing the wall mounted gas fired Alpha boiler.





Bathroom - 6'7" x 8'0" (maximum measurement)

3-piece white suite comprising a pedestal wash hand basin with a chrome mixer tap, low level WC, bath with a glass shower screen and integrated mains shower unit, fully tiled walls. Single light fitting to the ceiling. Covered ceiling. Extractor fan. Chrome heated towel rail. Wall mounted medicine cabinet fronted by mirror doors. Vinyl to the floor. Chrome accessories.



Bedroom 1 - 11'0" x 9'11"

Double bedroom with double glazed window overlooking the front aspect with pine curtain rail. Single pendant light fitting. Coved ceiling. Carpet to the floor. Double wardrobe providing shelf and hanging storage, fronted by sliding mirror doors. Various power points including BT and TV points. Double radiator. Wall mounted TV bracket.



Bedroom 2 - 10'0" x 8'5"

Double bedroom with double glazed window overlooking the courtyard. Single pendant light fitting. Coved ceiling. Wall mounted mirror. Carpet to the floor. Single wardrobe providing shelf storage. Single radiator. BT, TV and various power points.



Communal Garden & Garage

There are areas of communal garden to the front and rear of the property. This incorporates grass, paved slabs, chip stones. The boundaries are defined by post and panel fencing. There is a block of garages to the side of the property and the allocated garage is numbered.



Note 1

All floor coverings, light fittings and integrated appliances are included in the sale.

Council Tax Band 'C'.

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

