



## **4 Knockomie Gardens**

**FORRES IV36 2TN**



We are delighted to offer this modernised Semi-Detached Garage Linked, 3 Bedroom Family Home located in the popular Knockomie development. This property is well located for Forres town centre which offers a variety of shops, post office, supermarkets and local primary and secondary schools.

Accommodation is in immaculate order, comprising of a Hallway, Lounge, Dining Kitchen, Utility Room, Ground Floor Cloakroom, 3 Bedrooms and a Family Bathroom. Further benefits include Front and Enclosed Rear Garden, Summer House, Double Glazing, Gas Central Heating, Off Street Parking and Integral Garage.

An Internal Viewing is Strongly Recommended.

EPC Rating Band C

**OFFERS OVER £230,000**

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

---

**Entrance Vestibule - 14'10"(4.52m) x 3'10"(1.16m)**

Entry to this lovingly maintained property is through a secure door with security spy hole. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Windows to either side with roller blinds. Double power point. Multi panel glazed door leading to the Hallway.

**Hallway**

The Hallway provides access to the Lounge, Kitchen and Cloakroom. Three bulb light fitting, smoke alarm and coving to the ceiling. Fitted carpet to the floor. Single radiator and double power point. Under stair cupboard housing the consumer units, offering storage space and has light fitting. Stairs leading to upper accommodation. Multi panel glazed door leading to the Dining Kitchen.



**Cloakroom - 6'4" (1.92m) x 6'6"(1.97m)**

Modernised Cloakroom with floating WC, vanity unit providing storage space and houses the wash hand basin with mixer tap. Tile effect flooring. Four bulb light fitting, xpleair and coving to the ceiling. Wall mounted chrome heated towel rail. Chrome accessories. Wet wall finish.

**Dining Kitchen - 10'5" (3.17m) x 21'6" (6.55m)**

Beautifully presented Dining Kitchen, fully fitted with a range of base units and wall mounted cupboards, roll top work surface and co-ordinating splash back. Stainless steel sink, drainer and mixer tap. Breakfast bar for informal dining. Integrated appliances include a fridge, overhead extractor and dishwasher. Space available for range cooker, which can be secured by separate negotiation. Window overlooking the Garden to the rear of the property. Five recessed spotlights and one pendant light fitting, smoke alarm and coving to the ceiling. Tile effect Moduleo flooring. TV and various power points. Double and single radiators. Ample space available for a dining room table and chairs. Double patio doors leading out to the Garden, with wrought iron curtain pole and hanging curtains. Archway to the Lounge. Door leading to the Utility Room.





---

**Lounge - 12'8" (3.86m) x 10'7" (3.22m)**

Nicely presented Lounge with front facing window with venetian blinds and wrought curtain pole. Focal point of the room is an electric fire within a wooden surround with marble hearth and inset. Single light fitting and coving to the ceiling. Single radiator, BT, TV and various power points. Fitted carpet to the floor. Archway leading to Dining Kitchen.



---

### **Utility Room - 9'5" (2.86m) x 5'6" (1.67m)**

Useful Utility Room with a base unit, roll top work surface and co-ordinating ceramic tiling to the walls. Stainless steel sink and drainer. Wall mounted mirror. Space available for a washing machine and tumble drier. Three bulb light fitting and coving to the ceiling. Single radiator and various power points. Wall mounted gas fired boiler. Door leading to the Garage and secure door leading to the Garden.



### **Stairs and Landing**

Carpeted staircase leading to upper accommodation with pine balustrades and spindles. Window to the front aspect with roller blind. Three bulb light fitting, coving and smoke alarm to the ceiling. Fitted carpet and double power point. Loft access. Doors leading to:-

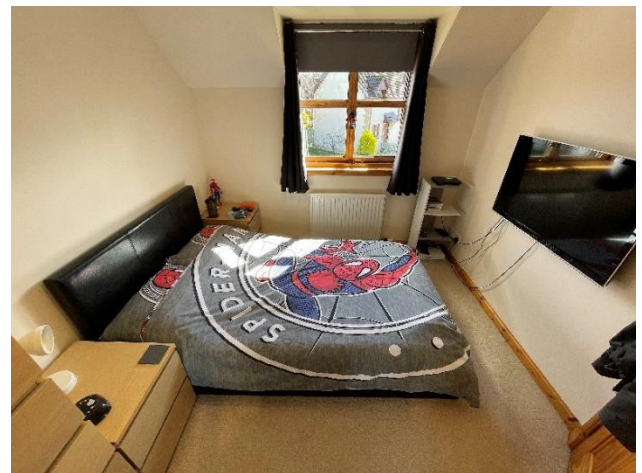
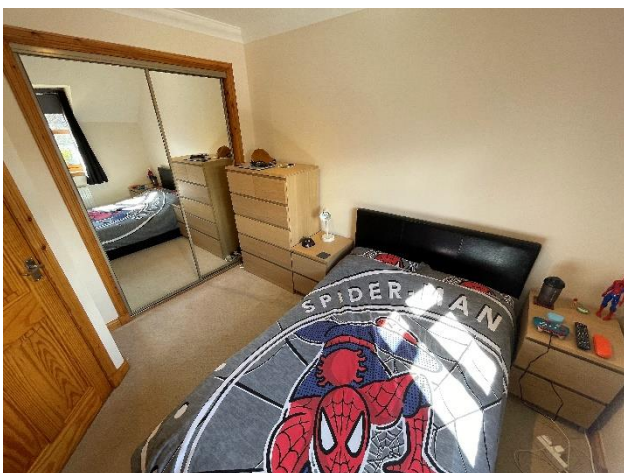
### **Bedroom 1 - 10'9" (3.27m) x 10'5" (3.17m)**

Double Bedroom with window to the rear aspect, with chrome curtain pole and hanging curtains. Built-in wardrobe with sliding mirrored doors offering hanging and shelved space. Double radiator, TV, BT and various power points. Fitted carpet to floor. Three bulb light fitting and coving to the ceiling.



### **Bedroom 2 - 8'7" (2.61m) x 10'5" (3.17m)**

Double Bedroom with single pendant light fitting and coving to the ceiling. Window to the front aspect with roller blind, chrome curtain pole and hanging curtains. Single radiator, TV, BT and various power points. Fitted carpet to floor. Built-in double wardrobe with sliding mirrored doors providing shelved and hanging space.



---

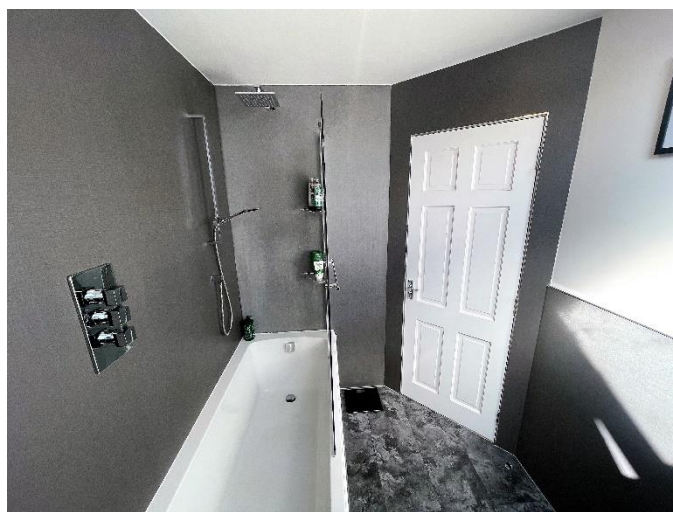
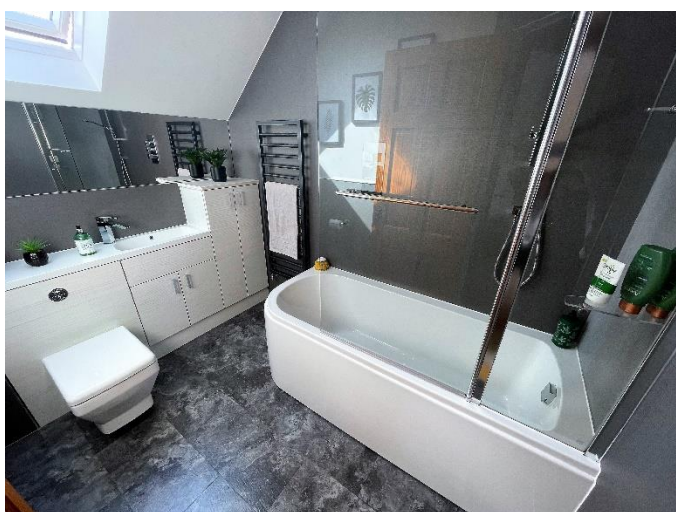
### **Bedroom 3 - 10'5" (3.17m) x 8'1" (2.46m)**

Double Bedroom with window to the rear aspect with roller blind and chrome curtain pole. Single pendant light fitting and coving to the ceiling. Carpet to floor. Built in cupboard providing shelved and hanging storage. Single radiator. BT, TV and various power points.



### **Family Bathroom - 8'8" (2.64m) x 6'2" (1.87m)**

Modernised and well-appointed Family Bathroom with three-piece suite comprising of a bath with overhead mains shower, rain shower & shower screen, floating WC and vanity unit providing storage space and houses the wash hand basin with waterfall tap. Chrome accessories. Wall mounted mirror. Tile effect flooring. Wall mounted heated towel rail. Velux window to the front aspect.



### **Garage - 17'0" (5.18m) x 9'11" (3.02m) & Driveway**

The property benefits from its own loc bloc driveway allowing parking for two vehicles, this leads to the garage. The garage is fitted with an up and over door to the front and access door to the utility room. 2 single pendant light fittings and various power points.

### **Garden**

The front garden is mainly laid to artificial grass with beautiful climbing rose. Paved pathway leading to the garden to the rear of the property, with gate access. Lovely and well looked after Garden, enclosed by a chipped stone & fence boundary, an area laid with artificial grass, loc blocked and a patio seating area, designated drying space and a Summer House.

---

---

**Note 1**

All Carpets and Light Fittings are included in the sale.

Council Tax Band "D"



**Summer House**

Timber built Summer House with double doors with glazed panels and exterior decking. Light and electric.



---

**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

---