



3 Skylark Rise, Forres IV36 2NS



We are delighted to offer this charming 3 Bedroom Detached Bungalow for sale, located within the New Springfield Development at Knockomie Braes.

The property is presented in very good order throughout. Accommodation comprises, Vestibule, Hallway, Lounge, Dining Kitchen, Utility Room, Master Bedroom with En-Suite, Two Further Double Bedrooms and Family Bathroom. The home is complete with an Integral Garage, Lock Block Driveway, and both Front and Enclosed Rear Garden, Gas Central Heating and Double Glazing.

An internal viewing is highly recommended to appreciate the property's offerings.

EPC Rating Band B

OFFERS OVER £275,000

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

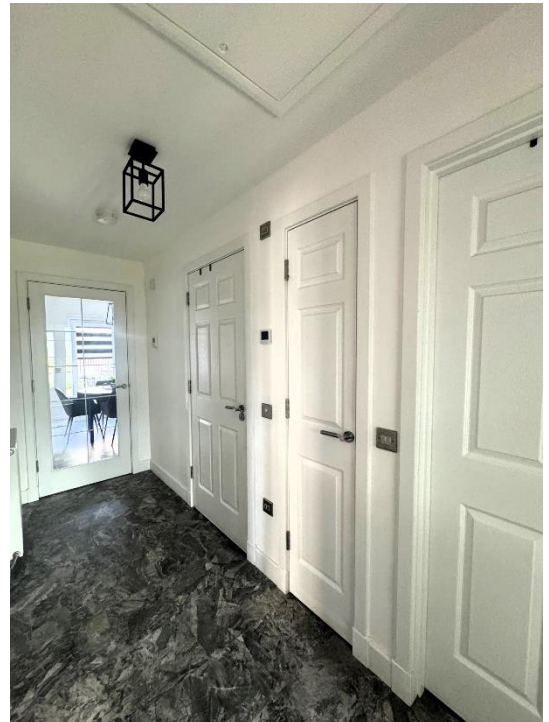


Vestibule - 6'5" x 5'0"

Entrance to the property is through a secure door with obscure glazed panel, spy hole and obscure glazed window to the side. Carpet to the floor. Single pendant light fitting to the ceiling. Single radiator and double power point.

Hallway - 13'3" x 4'0"

Hallway providing access to the Dining Kitchen, Bedrooms and Family Bathroom. Luxury click lock vinyl flooring. Single pendant light fitting and smoke alarm to the ceiling. Loft access. Single radiator and double power point. Built in cupboard providing storage, light fitting, BT point and double power point. Wall mounted heating control bell chime and under floor heating control for the Family Bathroom.



Lounge - 12'6" x 13'6"

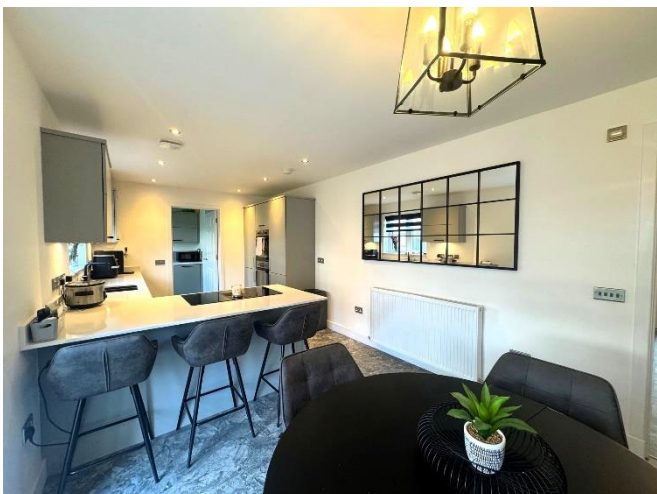
Access from the Dining Kitchen to a nicely presented Lounge with windows overlooking the Garden to the rear of the property with roller blind and wrought iron curtain pole. Single pendant light fitting to the ceiling. Carpet to the floor. Double radiator, TV and various power points.



Dining Kitchen - 21'8" x 9'10"

Fabulous Dining Kitchen with a range of base units with ambient kick lights, wall mounted cupboards, a spacious larder cupboard and handy spice racks. Quartz work surface with upstand, sink, mixer tap and drainer. Integrated appliances include fridge, freezer, electric induction hob with built in fan, double oven and fridge freezer. Various power points. Single pendant light fitting, six recessed spotlights, smoke alarm and xpleair to the ceiling. Luxury click lock vinyl flooring. Double radiator, TV point and various power points. Window to the rear aspect with roller blind and uPVC double glazed doors extending your living space to the Garden. Ample space available for a generous dining table and chairs. An adjoining door provides access to the Lounge and Utility Room.





Utility Room - 6'4" narrowing to 3'4" x 10'5" narrowing to 6'3"

Practical Utility Room with a double base unit and wall mounted cupboards. Work surface, composite sink, drainer and mixer tap. Ceramic tiling to the walls. Single pendant light fitting to the ceiling. Luxury click lock vinyl flooring. Space available for a washing machine. Built in cupboard providing storage space. Double radiator and various power points. Built in cupboard providing further storage space with coat hooks and light fitting. Door leading to the Garage. Secure door with obscure glass leading to the Garden.

Master Bedroom with En-Suite Shower Room -

Bedroom - 11'5" x 12'6"

Double Bedroom with windows to the front aspect with roller blind and wrought iron curtain pole. Five recessed spotlights to the ceiling. Carpet to the floor. BT, TV and various power points. Double radiator. Double wardrobe offering hanging and shelved storage, fronted by mirror sliding doors. Wall mounted under floor heating control for the En-Suite. Door leading to the En-Suite Shower Room.



En-Suite - 9'3" x 5'4"

En-Suite Shower Room with large shower enclosure with over head mains shower and shower screen. Low level WC with concealed cistern and wash hand basin and mixer tap within a vanity unit. Ceramic tiling to the walls and floor. Wall mounted heated chrome towel rail. Wall mounted mirror and shaving point.



Bedroom 2 - 10'2" x 12'7"

Double Bedroom with windows to the front aspect with roller blinds. Carpet to the floor. 5 recessed spotlights to the ceiling. Single radiator, TV point and various power points. Double wardrobe offering storage space and fronted by sliding doors.



Bedroom 3 - 10'2" x 9'5" plus door recess

Double Bedroom with window to the side aspect with roller blind. Five recessed spotlights to the ceiling. Carpet to the floor. Single radiator and various power points. Double wardrobe providing ample storage space and fronted by sliding doors.





Family Bathroom

Family Bathroom with low level floating WC with concealed cistern and wash hand basin and mixer tap within a vanity unit and bath with overhead shower and shower screen. Wall mounted mirror. Ceramic tiling to the walls and floor. Shaving point. Wall mounted chrome heated towel rail.

Front & Rear Garden

The front Garden is laid to lawn with a paved area. Pathway leading to the rear Garden with gate access. Enclosed by a fence boundary, the Garden to the rear of the property is mainly laid to lawn with a stone chipped area and a paved patio seating area. External tap.



Driveway & Integral Garage - 9'6" x 10'9"

Loc bloc driveway providing off street parking and Garage with electric roller door, strip light, various power points and the wall mounted gas boiler is situated to one corner.

Note 1

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

Council Tax Band Currently E

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
