



## **31 Knockomie Rise, Forres IV36 2HE**



We are delighted to offer this Detached 3 Bedroom House with a Sunroom and Garage, which is located on the Knockomie Development.

The property is well positioned for easy access to the Local Primary and Secondary Schools, Swimming Pool, Local Co-op, Coffee Shop, Dentist & Health Centre within walking distance.

Accommodation comprises; Ground Floor; Entrance Hallway, Cloakroom, Lounge Diner, Kitchen and Sun Room. 1<sup>st</sup> Floor; Master Bedroom with En-Suite, 2 Further Double Bedrooms and Family Bathroom.

Further benefits include a Single Garage, Off Street Parking, Gas Central Heating and Enclosed Garden.

An Internal viewing is strongly recommended.

EPC Rating Band C

## **OFFERS OVER £245,000**

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

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### **Entrance Hallway**

Entrance to the Hallway is through a modern composite secure door with obscure glazed panel. Single pendant light fitting, Smoke alarm and coving to the ceiling. Carpet to the floor. Wall mounted radiator with mirror. Wall mounted bell chime. Various power points. Under stair cupboard housing the consumer units and offering storage space. Doors leading to Kitchen, Lounge Diner and Cloakroom. Wall mounted heating thermostat. Stairs leading to upper accommodation.



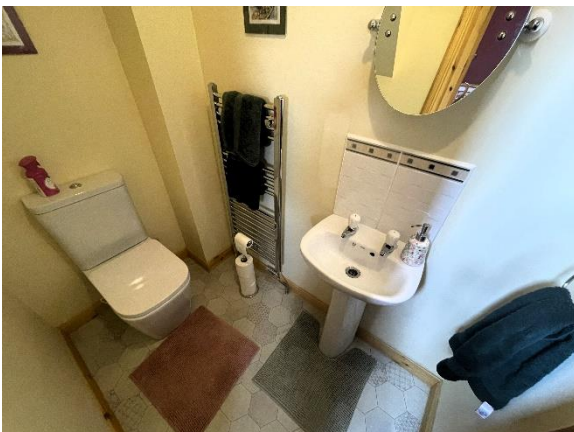
### **Kitchen - 7'4" x 11'8"**

Multi panel glazed door leading to a fully Fitted Kitchen with a range of base units and wall mounted cupboards. Roll top work surface and co-ordinating ceramic tiling to the walls. Integrated appliances include a single oven, 4 ring hob and over head extractor. Space available for a fridge, fridge freezer and washing machine. Composite sink, drainer and mixer tap, providing boiling water. Window to the front aspect with perfect fit blinds. 3 bulb light fitting, heat sensor, xpelair and coving to the ceiling. Various power points. Tile effect vinyl to the floor. Single radiator.



### **Cloakroom - 6'1" x 3'8"**

Cloakroom with WC and pedestal hand basin with ceramic tiled splash back. Wall mounted mirror. Wall mounted chrome towel rail. Tile effect vinyl to the floor. Single pendant light fitting and coving to ceiling. Xpelair. Chrome accessories.





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### Lounge Diner - 17'5" x 10'5

Glazed door leading to a nicely presented Lounge with patio double doors leading to the Sun Room. Wall mounted bioethanol fire. Two single pendant light fittings, coving and smoke alarm to the ceiling. Carpet to the floor. TV, BT and various power points. Wall mounted radiator.





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### Sun Room - 9'8" x 9'8"

Sun Room with dwarf wall and windows overlooking the Garden with perfect blinds. Two wall mounted light fittings. Wood effect Amtico flooring. Various power points. Wall mounted Dimplex heater. Secure door leading to the Garden.







### **Staircase & Landing - 11'1 x 3'4"**

Carpeted staircase leading to upper accommodation with pine balustrades and spindles. Window to the front aspect with remote control electric perfect blind. Single light fitting and smoke alarm to the ceiling. Loft access. Single radiator. Double power point. Built in cupboard offering shelved storage. The Landing provides access to the Bedrooms and Family Bathroom.

## **Master Bedroom with En-Suite Shower Room**

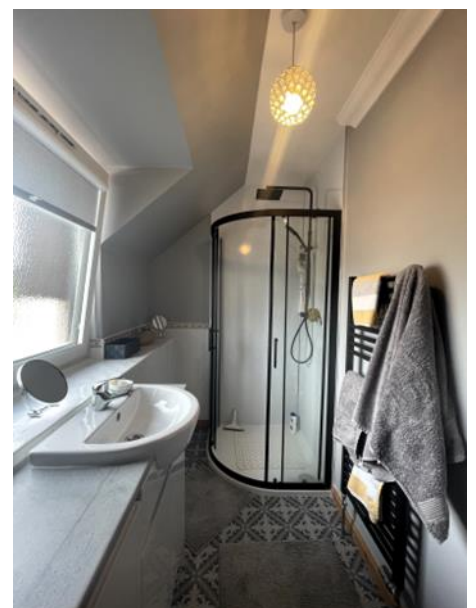
### **Bedroom - 14'11" x 10'2"**

Spacious Bedroom with window to the rear aspect with perfect fit blinds. Carpet to the floor. Single light fitting and coving to the ceiling. Double wardrobe, fronted by double sliding mirror doors and offers ample storage space. Single radiator, TV, BT and various power points. Door leading to the En-Suite Shower Room.



### **Shower Room - 4'11" extending to 7'2" x 3'6" extending to 10'2"**

Shower Room with WC with concealed cistern, vanity unit with wash hand basin and corner shower enclosure with overhead mains shower and rain shower attachment with wet wall finish. Window to the front aspect with obscure glass and perfect fit blind. Tile effect vinyl to the floor. Ceramic tiling to the walls. Wall mounted heated towel rail.



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### **Bedroom 2 - 11'4" x 10'9"**

Double Bedroom with window to the rear aspect with perfect fit blind. Carpet to the floor. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Built in wardrobe, fronted by mirror sliding doors and offers hanging and shelved storage. BT, TV and various power points. Single radiator.



### **Bedroom 3 - 8'5" x 10'0"**

Double Bedroom with window to the front aspect with window to the front aspect. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Built in wardrobe, fronted by mirror sliding doors and offers hanging and shelved storage. Single radiator. BT, TV and various power points.







### **Family Bathroom - 9'10" x 6'5"**

Family Bathroom with low level WC, pedestal wash hand basin with mixer tap and bath with overhead mains shower and shower screen. Single pendant light fitting and coving to the ceiling. Xpelair. Obscure glazed window to the rear aspect. Ceramic tiling to the walls. Vinyl to the floor. Wall mounted mirror and chrome heated towel rail.

### **Driveway and Garage**

Loc bloc driveway providing off street parking and Garage with electric roller door to the front and service door to the rear. Power and light. Wall mounted gas fired boiler.

### **Front & Rear Garden**

The Garden to the front and rear of the property is mainly of easy maintenance. The front is enclosed by a fence boundary, stone chipped with a raised stone flower bed. Paved pathway to the front door and access to the rear of the property. The rear garden has a small area laid to grass and a patio seating area, part hedge and fence boundary.





**Note 1**

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

**Note 2**

Council Tax Band Currently D

**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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