



## **48 Knockomie Gardens Forres, IV36 2TN**



Located in a popular residential area of Forres, we are pleased to offer this 3 Bedroom Family Home.

The property is ideally situated and within close proximity of the town, providing local and national retail shops, post office and supermarkets.

Accommodation comprising; Vestibule, Hallway, Lounge Diner, Kitchen, Utility Room, Cloakroom, Master Bedroom with En-Suite, 2 Further Bedrooms and a Family Bathroom. Further benefits include Gas Central Heating, Double Glazing, Front & Rear Garden, Garage and Driveway.

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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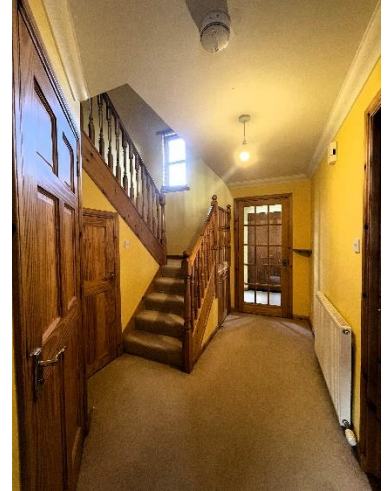
Entrance to the property is through a secure door with security spy hole and chain.

**Vestibule - 3'10" x 5'1"**

Single pendant light fitting and coving to the ceiling. Windows to either side. Carpet to the floor. Multi glazed panel door leading to the Hallway.

**Hallway - 12'9" x 7'3"**

Single pendant light fitting, coving and smoke alarm to the ceiling. Wall mounted bell chime. Carpet the floor. Single radiator. Under stair cupboard providing storage space. Doors leading to the Lounge, Kitchen and Cloakroom. Stairs leading to upper accommodation.



**Lounge Diner**

**Lounge - 10'10" x 12'8"**

Nicely presented Lounge with window to the front aspect with venetian blind, pine curtain pole and hanging curtains. Single light fitting to the ceiling, coving and smoke alarm to the ceiling. Wood effect laminate to the floor. TV, BT and various power points. Single radiator. Archway leading to the Dining Area.







**Diner - 10'5" x 10'10"**

Dining area with patio door leading out to the Garden at the rear of the property, with chrome curtain pole and hanging curtains. Single pendant light fitting and coving to the ceiling. Single radiator. Wood effect laminate to the floor. Various power points. Ample space available for a dining table and chairs. Multi panel glazed door leading to the Kitchen.



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### **Kitchen - 10'4" x 10'4"**

Fully fitted Kitchen with a range of base units and wall mounted cupboards. Roll top work surface with ceramic tiling to the walls. Integrated appliances include a single oven and four ring gas hob. Space available for a fridge, freezer and dishwasher. Four bulb light fitting, coving and smoke alarm to the ceiling. Wall mounted shelves. Window to the rear aspect. Door leading to the Utility Room. Multi panel glazed door leading to the Hallway.



### **Utility Room - 9'10" x 5'5"**

Useful Utility Room with single light fitting and coving to the ceiling. Wood effect laminate to the floor with recessed mat well. Roll top work surface with single base unit. Stainless steel sink and drainer. Wall mounted gas fired boiler.

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#### **Cloakroom - 6'4" x 3'7"**

Low level WC and wall mounted wash hand basin with ceramic tiled splash back. Single light fitting, xpleair and coving to the ceiling. Vinyl to the floor. Single radiator. Wooden accessories and medicine cabinet.

#### **Stairs and Landing**

Carpeted staircase leading to upper accommodation with pine spindles and balustrades. Window to the front aspect with venetian blind. The landing gives access to the Bedrooms and Family Bathroom. Two single pendant light fittings, smoke alarm and coving to the ceiling. Loft access. Double power point.

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

##### **Bedroom - 10'5" x 12'2"**

Double Bedroom with window to the rear aspect with hanging curtains. Single pendant light fitting to the ceiling. Carpet to the floor. Double wardrobe, fronted by mirror doors offering hanging and shelved storage. TV and various power points. Double radiator.



##### **En-Suite - 3'5" x 5'11"**

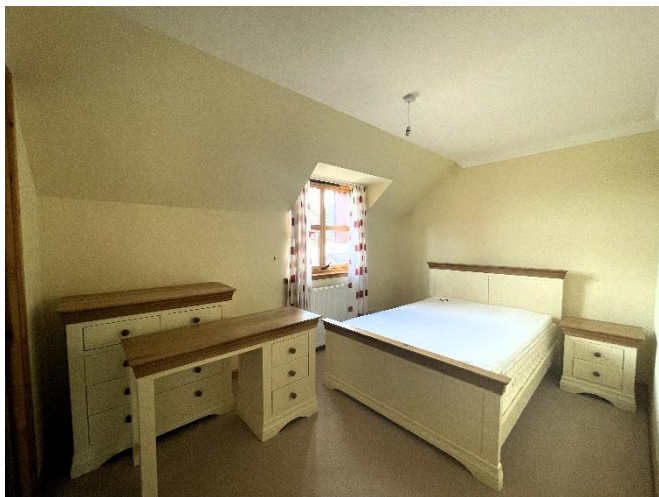
Low level WC, pedestal wash hand basin and shower enclosure with overhead mains shower. Ceramic tiling to the walls. Tile effect vinyl to the floor. Glass shelf, mirror and light. Single light fitting, xpleair and coving to the ceiling.



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## **Bedroom 2**

Bedroom with window to the front aspect with hanging curtains. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Single radiator, TV and various power points. Double wardrobe, fronted by mirror doors offering hanging and shelves storage.



## **Bedroom 3 - 10'8" x 9'9" plus door recess**

Bedroom with window to the front aspect with hanging curtains. Carpet to the floor. Single light fitting and coving to the ceiling. TV and various power points. Double wardrobe, fronted by mirror doors offering hanging and shelved storage. Double radiator.





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### **Family Bathroom - 6'8" x 10'5"**

Bathroom with low level WC, pedestal wash hand basin and bath with overhead mains shower and shower screen. Wood effect laminate to the floor. Ceramic tiling to the walls. Wall mounted heated towel rail. Chrome accessories. Window to the rear aspect with venetian blind. Built in cupboard providing storage space.



### **Garden**

The front Garden is laid to lawn. The Garden to the rear is enclosed with a fence boundary. An area laid to grass. Mature shrubs, trees and bushes. Patio seating area. Rotary Drier. Gate access to the side and the to the other side of the property, a timber shed is housed.



### **Driveway and Garage - 9'9" x 17'8"**

Stone chipped driveway allowing off street parking for several cars. Garage with up and over door to the front and service door to the Utility Room. Two single light fittings and smoke alarm. Concrete floor and pre-lined walls. Power and light.

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Note 1 – All integrated appliances, floor coverings, light fittings and blinds 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.

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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