



5 Kirkside, Rafford, IV36 2WH



We are delighted to be offering this spacious 4 Bedroom Detached family home, situated in a quiet cul-de-sac with a fantastic large garden within the village of Rafford.

Rafford has a lovely community offering a local church and village hall, which provides various activities, lunch clubs and social gatherings. Forres is a popular town with respected local Primary and Secondary Schools, various shops, supermarkets, banks, leisure facilities, golf course and a variety of woodland walks.

Accommodation comprises; Ground Floor; Entrance Vestibule, Hallway, Lounge/Diner, Kitchen, Utility Room, Cloakroom, Bedroom4/Dining Room and a further Ground Floor Bedroom. The 1st floor provides access to the Master Bedroom with En-Suite, Further Double Bedroom and a Family Bathroom.

The property benefits further from Oil Central Heating, uPVC Double Glazing, Garage and Large Front and Rear Garden Grounds.

EPC Rating Band "D"

Viewing Is Strongly Recommended

FIXED PRICE £315,000

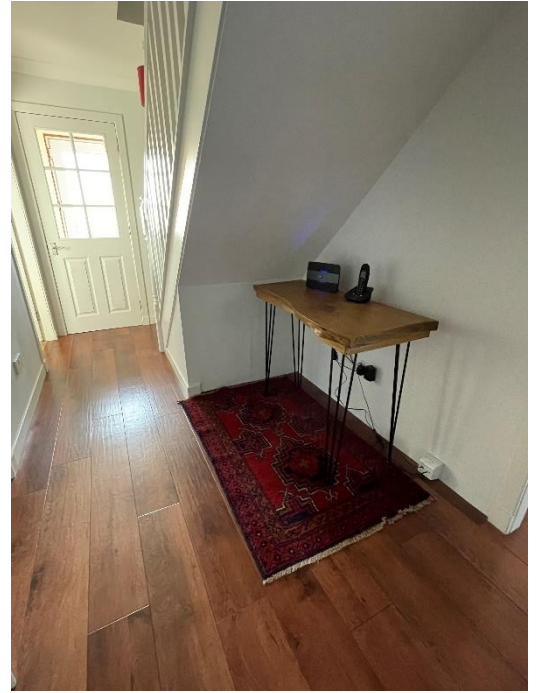
Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance and Vestibule - 3'1" (0.93m) x 6'1" (1.84m)

Entrance to the property is through a secure uPVC double glazed door with half obscure glazed panel and two side obscure glazed panel windows. Karndeane wood effect flooring. Ceiling light fitting and coving to the ceiling. Multi glazed panel door leading to the Hallway.

Hallway – 14'1" (4.29m) x 6'0" (1.83m) max measurement

Welcoming Hallway, providing access to the Lounge, Kitchen, Bedroom/Dining Room and a further Bedroom. Two pendant light fittings, coving to the ceiling. Karndeane wood effect flooring. Two double power points and BT point. Double radiator with radiator cover. Wall mounted bell chime.



L-Shaped Lounge/Diner – 24'6" (7.46m) x 15'8" (4.77m) narrows to dining area 8'6" (2.59m)

Fabulous sized open plan lounge with dining area. Bright and airy with double glazed uPVC patio doors with venetian blinds, curtain pole and hanging curtains which overlook the front aspect. Further side and rear double-glazed windows all with matching roman blinds. Focal point of the room is a multi-fuel stove with slate hearth. Two 3 bulb ceiling light fittings, coved ceiling and a smoke alarm. 2 radiators, Karndeane wood effect flooring throughout., tv and various power points.





Kitchen - 10'0" (3.05m) x 11'11" (3.62m) plus freezer space

Modern fitted kitchen with a range of wall mounted cream gloss cabinets with under unit lighting, matching base units with a junker wood style worktop and mosaic styled splashback. Large rangemaster cooker with matching splashback and chimney style overhead extractor fan. 1 ½ sink with chrome mixer tap and drainer. Space for a dishwasher and fridge/freezer. 4 bulb strip light fitting, heat detector and coved ceiling. Various power points and a small single radiator. Tile effect flooring. uPVC double glazed window with a roller blind overlooks the rear aspect. Door with mutli-glass panels leads to the hallway and utility room.



Utility Room - 6'5" (1.94m) x 10'4" (3.15m)

Practical utility with two single base units with roll top worksurface and matching up stand finished with mosaic tiled splashback. Under counter storage for a washing machine and tumble dryer. Tall larder cupboard. Stainless steel sink with chrome mixer tap and drainer. Further worktop with the Worcester boiler beneath. Secure uPVC door provides access to the garden. Double glazed window with roller blind overlooks the rear aspect. Cupboard which houses the consumer unit. Tile effect flooring with recess matting at the back door. Two bulb strip light fitting, coved ceiling, carbon monoxide alarm and 3 double power points. Door to the cloakroom.



Cloakroom – 5'8" (1.72m) x 2'6" (0.75m)

Cloakroom with low level WC and wash hand basin with chrome taps and tiled splashback. Ceiling light fitting, glass shelf, chrome accessories and tile effect flooring. Double glazed obscure glass window overlooks the side aspect.

Bedroom 4/Dining Room - 10'9" (3.27m) x 11'9" (3.57m)

Double Bedroom which is currently being utilised as a Dining Room. uPVC double glazed window to the side aspect with pine curtain pole and hanging curtains. Pendant light fitting, smoke alarm and coving to the ceiling. Carpet to the floor. Single radiator with radiator cover and two double power points.



Bedroom 3 – 11'10" (3.6m) x 9'9" (3.57m) narrows to 7'6" (2.28m) at the wardrobe

Double bedroom with a pendant light fitting, coved ceiling, carpet to the floor, single radiator and double power point. Built-in wardrobe providing part shelf and hanging storage. uPVC double glazed window with curtain pole and hanging curtains overlooks the front aspect.



Stairs and Landing – 13'6" (4.11m) x 3'5" (1.03m)

Carpeted staircase leading to upper accommodation, with white painted balustrade and spindles. The landing provides access to the Master Bedroom with En-Suite, Bedroom 2 and Family Bathroom. Pendant light fitting and smoke alarm to the ceiling. Loft access. Single radiator. Built in cupboard, pendant light fitting, access to the eaves, shower pump and the hot water tank. Shelved storage space.

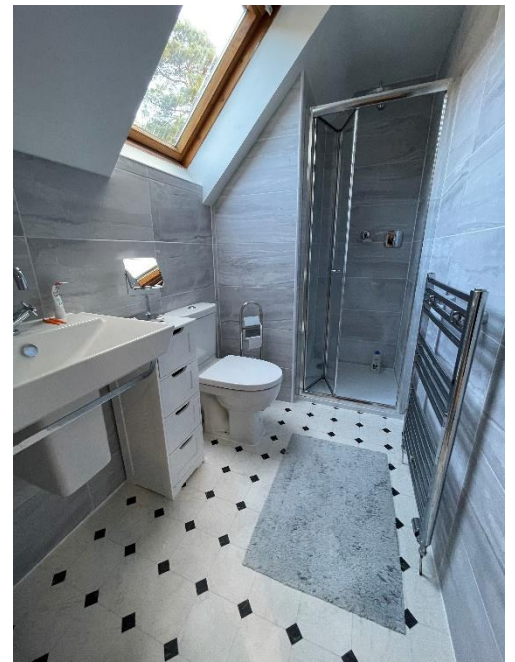
Master Bedroom with En-Suite Bedroom - 12'9" (3.88m) x 16'4" (4.98m)

Fabulous sized Master bedroom offering 6 recess halogen spotlights to the ceiling, carpet to the floor, various double power points, large single radiator and a uPVC double glazed window which has curtain pole and hanging curtains which overlooks the side aspect. Built-in double wardrobe fronted by wooden louvre doors provides part shelf and hanging storage. Door to the en-suite shower room.



En-Suite Shower Room - 4'6" (1.36m) x 8'6" (2.59m) incl shower enclosure

Modern fitted Shower Room with low level WC, wall mounted wash hand basin with chrome mixer tap. Large shower enclosure with mains operated shower, rainwater showering head, shower tray finished with a retractable shower screen door. Full height ceramic tiling to the wall. Double glazed window to the side aspect. 3 bulb ceiling light fitting. Tile effect vinyl to the floor. Chrome heated towel rail. Shaving point.



Bedroom 2 - 9'10" (2.99m) x 11'2" (3.4m) plus alcove and 4'2" (1.26m) x 5'0" (1.52m) within the corridor

Double Bedroom with double glazed window with chrome curtain pole and hanging curtains which overlooks the front aspect. Pendant light fitting, carpet to the floor, single radiator and 2 double power points. Corner area to fitted shelving. Corridor access with two double fitted wardrobes fronted by wooden louver doors provide part shelf and hanging storage.



Bathroom - 7'4" (2.23m) x 12'8" (3.86m)

Large Bathroom with a low-level WC, bidet, pedestal sink with mixer taps, corner bath with mixer tap and mira electric shower, shower curtains and full height tiling to the walls. Shaver light, 3 bulb ceiling light fitting and tile effect vinyl to the floor. Obscure double-glazed window with wicker blind to the side aspect.



Driveway & Garage

Tarmac Driveway allowing off street parking. Garage with up and over door to the front and a service door to the side. Power and Light. Window to the rear.

Garden

Lovely front garden enclosed within a small timber fence with secure gate. Mainly laid to lawn with established plants and trees around the perimeter fence. Large oval decorative flower bed with shrubs and heathers. Paved pathway leads around the front of the property giving stepped access to the lounge and front door where an outside light is positioned. The rear garden is enclosed within a timber and wire fence, hedge and established trees for privacy. The garden has a section which is tiered with split levels to provide easy maintenance and a stepped pathway leading to the upper garden which is laid to lawn. The ground level is laid to stone chips with a paved pathway leading around the side of the garden and to the garage. Outside tap. Timber shed for storage. Oil tank. The top garden enjoys fabulous countryside views and all-day sunshine.





Note 1 –

All floor coverings, light fittings, blinds, cooker and fridge/freezer are included in the sale.

Council Tax Band “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
