



Carsaig,1 Kirkside, Rafford, Moray IV36 2WH



We are delighted to be offering a 3 Bedroom Detached Bungalow, situated in a desirable area, a quiet cul-de-sac with a beautiful garden and within a five-minute drive of Forres.

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; Entrance Hallway, Lounge, Dining Kitchen, Lounge Diner, Master Bedroom with En-Suite Shower Room, Further Two Bedrooms and Family Bathroom.

The property benefits further from Oil Central Heating, Double Glazing, Garage and Garden.

EPC Rating Band

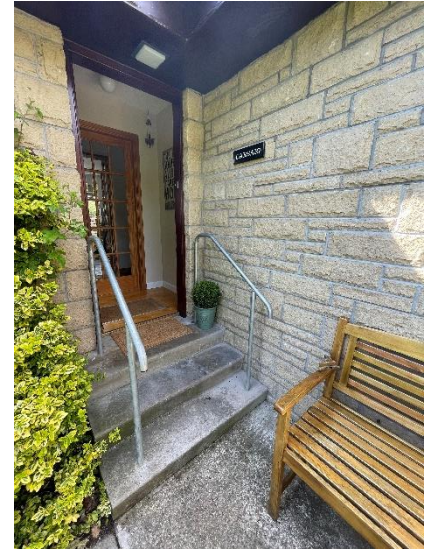
Viewing Is Strongly Recommended

Offers Over

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

Entrance Vestibule - 5'3" x 3'3"

Entrance to the property is through a secure door with glazed panels. Single light fitting to the ceiling. Wood effect flooring. Wall mounted coat hooks. Multi panel glazed door leading to the Hallway.



Hallway - 3'10" x 19'9"

The Hallway has one recessed spotlight and smoke alarm to the ceiling. Carpet to the floor. Single radiator. Wall mounted heating thermostat. Two built in cupboards, one housing the water tank and both offering storage space. Doors leading to Lounge, Kitchen, Bedrooms and Family Bathroom.

Lounge Diner - 19'6" narrowing to 7'6" x 18'1" narrowing to 13'4"

Nicely presented Lounge with the focal point of the room is a stone fireplace with slate hearth, wooden mantle and gas flame effect fire. Carpet to the floor. 4 wall mounted light fittings, controlled by a dimmer switch. Two single radiators and various power points. TV and BT point. Double aspect windows, to the front and to the rear of the property, both with venetian blinds, chrome curtain poles and hanging curtains. Patio doors leading to the side of the property, also with chrome curtain pole and hanging curtains. Ample space available for a dining table and chairs.





Kitchen - 11'7" x 13'10"

Spacious Kitchen with a range of base units and wall mounted cupboards. Roll top work surface, complemented by ceramic tiling to the walls. Integrated appliances include a 4 ring electric hob, overhead extractor, single oven, washing machine, dishwasher and fridge freezer. Stainless steel sink, drainer and mixer tap. Four bulb light fitting and smoke alarm to the ceiling. Wood effect vinyl to the floor. Window to the rear aspect with Roman blind. TV point and various power points. Secure door with glazed panel leading out to the decked area at the rear of the property.



Master Bedroom with En-Suite Shower Room

Bedroom - 10'5" extending to 11'7" x 8'6" narrowing to 2'8"

Double Bedroom with window to the side aspect. 3 bulb light fitting to the ceiling. Carpet to the floor. Various power points. Double radiator. Double wardrobe providing hanging and shelved storage. Door leading to En-Suite Shower Room.



En-Suite Shower Room - 5'3" x 5'6"

Shower Room with low level WC, wash hand basin and mixer tap within a vanity unit and ceramic tiled splash back. Corner shower enclosure with overhead mains shower. 4 recessed spotlights and xpleair to the ceiling. Wood effect vinyl to the floor. Wall mounted extractor.

Illuminated mirror and glazed shelf.

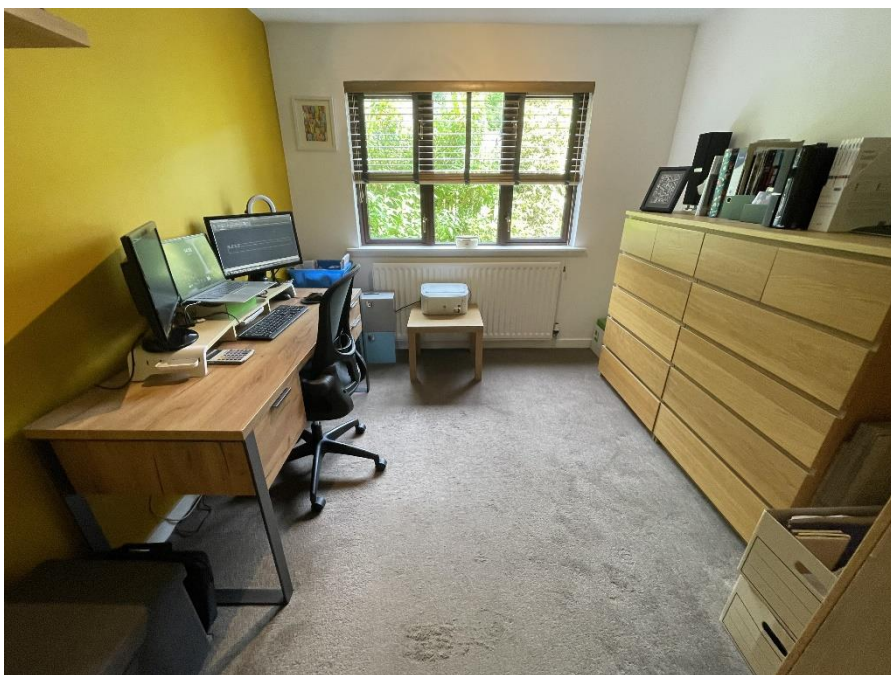
Bedroom 2 - 13'0" narrowing to 10'0" x 9'7" narrowing to 3'8"

Double Bedroom with window overlooking the side of the property. 2 recessed spotlights to the ceiling. Carpet to the floor. Single radiator and various power points. Double wardrobe offering hanging and shelved storage.



Bedroom 3 - 10'9" x 9'6" (plus door recess)

Bedroom three is currently being utilised as an office. 3 bulb light fitting to the ceiling. Carpet to the floor. Window to the front aspect with venetian blind. Built in cupboard providing storage space.



Family Bathroom - 7'1" narrowing to 4'8" x 11'7" narrowing to 5'11"

Bathroom with low level WC, pedestal wash hand basin with ceramic tiled splash back and shower bath with overhead electric shower and shower screen. Vinyl to the floor. Window with obscure glass to the rear aspect. Five bulb light fitting to the ceiling. Single radiator. Wall mounted medicine cabinet, fronted by mirror doors. Chrome accessories. Ceramic tiling to the walls.



Driveway & Garage - 9'7" x 19'1"

Off street parking for two vehicles. Semi-detached garage with up and over door to the front and a service door to the side. The garage has power and light. Oil fired boiler is located within the Garage.



Garden

Gate access to a beautiful & mature garden with a large amount of various shrubs and trees, which give a great degree of privacy. Mainly laid to lawn. Patio seating area to the side of the property and a decked seating area to the rear of the property, ideal for al fresco dining. A further paved area with rotary drier and external tap. Two timber sheds included in the sale.







Note 1 –

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

Council Tax Band

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
