



Kildonan, Tytler Street, Forres, IV36 1EL



We are delighted to be offering Kildonan, a fabulous family home located in the centre of Forres.

Forres provides all the local amenities including Supermarkets, Medical Centre, Dentist, Shops, Leisure Facilities, Primary and Secondary Schools, 18 hole Golf Course and Award Winning Parks, all within walking distance.

Nicely presented accommodation, benefitting from the most attractive wood work, bringing such charm with original period features, high ceilings and deep skirtings.

Accommodation comprising, Ground Floor; Vestibule, Hallway, Lounge, Dining Room, Inner Hallway, Kitchen, Cloakroom and Utility Room.

1st Floor; Master Bedroom, Bedroom, 1 Further Double Bedrooms, Office/Nursery, Two Bathrooms.

2nd Floor; 2 Bedrooms

Further benefits include Gas Central Heating, Fabulous Garden and Off-Street Parking.

EPC Rating Band E

OFFERS OVER £315,000

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

Entrance to Kildonan is through secure double timber doors with glazed panel, showing house name.

Vestibule - 4'0" x 9'1"

Pendant light fitting and coving to the ceiling. Wall mounted coat hooks. Built in cupboard housing the fuse box. Laminate flooring with recessed mat well. Timber door with obscure glazed panel leading to the Hallway.



Hallway - 9'0" x 11'9" (maximum measurement)

Welcoming Hallway with pendant light fitting and heat detector to the ceiling. Carpet to the floor. Double radiator. Smoke alarm. Single power point. Under stair storage cupboard with light fitting and providing storage. Staircase leading to upper accommodation. Doors leading to the Lounge, Dining Room and Inner Hallway.

Lounge - 14'0" x 19'2" (maximum measurement)

Nicely presented, light and airy Lounge with large bay window overlooking the front Garden, with roller blinds and hanging curtains and matching pelmet. The focal point of the room is a fireplace with slate hearth, inset, brass polished decorative panel and painted timber surround. Five bulb light fitting with ceiling rose, decorative cornicing, and heat detector to the ceiling. Carpet to the floor. TV point and various power points. Double radiator.



Dining Room - 13'10" x 19'2"

Dining room with bay window overlooking the front of the property, with roller blinds, hanging curtains and co-ordinating pelmet. The focal point of the room is a stone-built fireplace with tiled hearth and mantel. Built in press cupboard providing part shelving for storage. Three bulb pendant light fitting with ceiling rose and decorative corning to the ceiling. Double radiator, TV and various power points. Carpet to the floor.



Inner Hallway - 3'2" x 16'8"

Ceiling light fitting. Single power point. Vinyl to the floor with recessed mat well. Doors leading to the Kitchen, Cloakroom and Utility Room. Secure door leading out to the Garden at the rear of the property.

Kitchen - 12'5" x 9'9" plus recess

Fully fitted Kitchen with a range of base units and wall mounted cupboards. Roll top work surface with co-ordinating ceramic tiled splash back. Stainless steel sink, drainer and chrome mixer tap. Space available for a free-standing range cooker, fridge/freezer and dishwasher. Various power points. Extractor fan. Strip light fitting. Heat detector. Amtico flooring. uPVC double glazed window to the side aspect. Double radiator. Door leading to the Hallway.



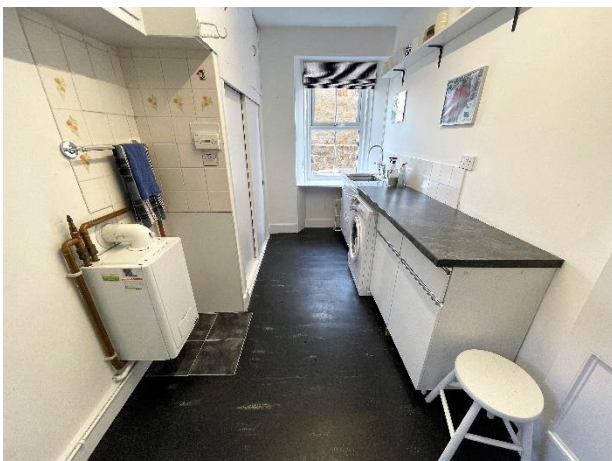


Cloakroom - 4'7" x 9'6"

Cloakroom with low level WC and pedestal wash basin with chrome taps. Wall mounted mirror. Ceiling light fitting. Single radiator. Carpet tiles to the floor. Obscure glazed window, with deep set windowsill, to the side aspect with Xpelair.

Utility Room - 7'2" x 14'9" (maximum measurement)

Sliding door giving access from the Inner Hallway to the Utility Room. Area to work surface with a double base unit below providing storage space. Space available for a washing machine. Stainless steel sink, drainer and chrome mixer tap. Wall mounted high level shelving. Part tiled splash back to the wall. Wall mounted gas fired boiler with control panel. Two power points and BT point. Double radiator. Vinyl to the floor. Strip lighting. Heat detector. Built in cupboard, fronted by wooden sliding doors, providing part shelf storage and houses the gas meter. Further overhead storage. uPVC double glazed window to the rear aspect with hanging curtain. Further uPVC window with Roman blind to the side aspect.



Stairs and Landing

Carpeted staircase leading to upper accommodation, with a wooden hand rail and spindles. Half turn on the landing with uPVC double glazed window overlooking the Garden and recessed shelf. Split staircase with wooden handrails. To the left, gives access to a double bedroom and two bathrooms - Hallway with two wall mounted light fittings and built in cupboard with shelving. Double radiator. Carpet to the floor. To the right, gives access to Two Double Bedrooms and Office/Nursery. Hallway with pendant light fitting, part cornicing and heat detector. Staircase leading to the 2nd floor accommodation.



Master Bedroom - 15'2" x 13'10"

Double Bedroom with uPVC double glazed windows to the front and side aspects, with hanging curtains and pelmet. Pendant light fitting, controlled by a dimmer switch with ceiling rose and ornate cornicing. 2 Wall mounted light fittings. Various power points and double radiator. Carpet to the floor.



Office/ Nursery - 7'1" x 5'6"

Small room which could potentially be used as a Nursery or an Office. Pendant light fitting to the ceiling. Wall mounted shelving. Single power point. Carpet to the floor. uPVC double glazed window to the front aspect with hanging net curtains. Built in cupboards offering part shelf and hanging storage.

Bedroom 2 - 14'0" x 16'3"

Bright and airy double Bedroom with window to the front aspect. Single light fitting and ornate cornicing. Double radiator and various power points. Carpet to the floor. Built in 'Press' cupboard providing shelved storage. uPVC double glazed window to the front aspect with Roman blind and co-ordinating pelmet.



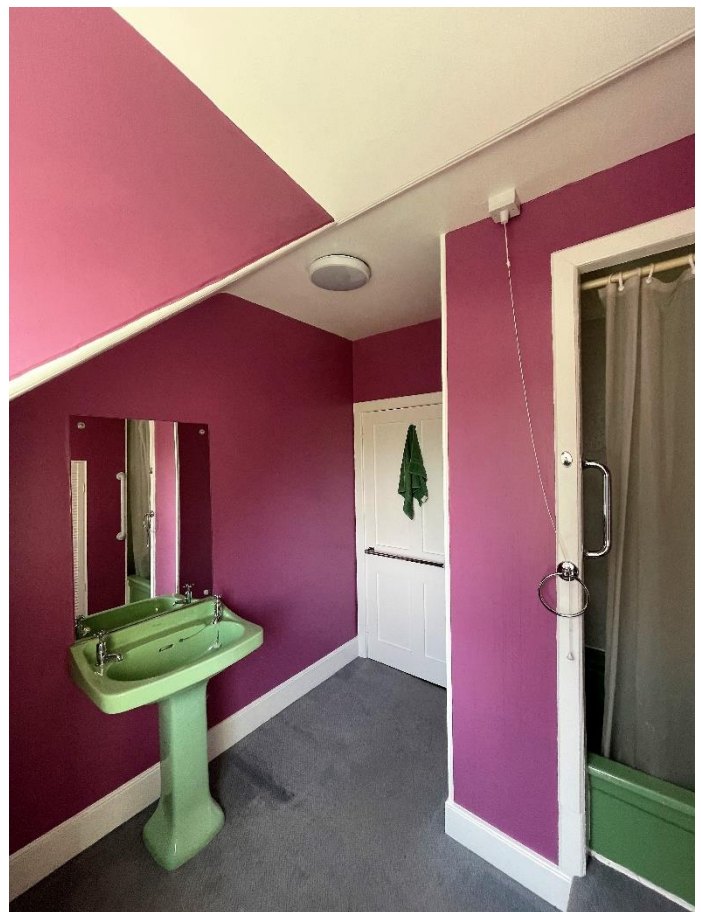
Bedroom 3 - 12'0" x 11'1" (plus window recess)

Double Bedroom with uPVC double glazed window to the side aspect with roller blind. Pendant light fitting. Double radiator. Two BT, TV and various power points. Carpet to the floor. Wall mounted shelving.



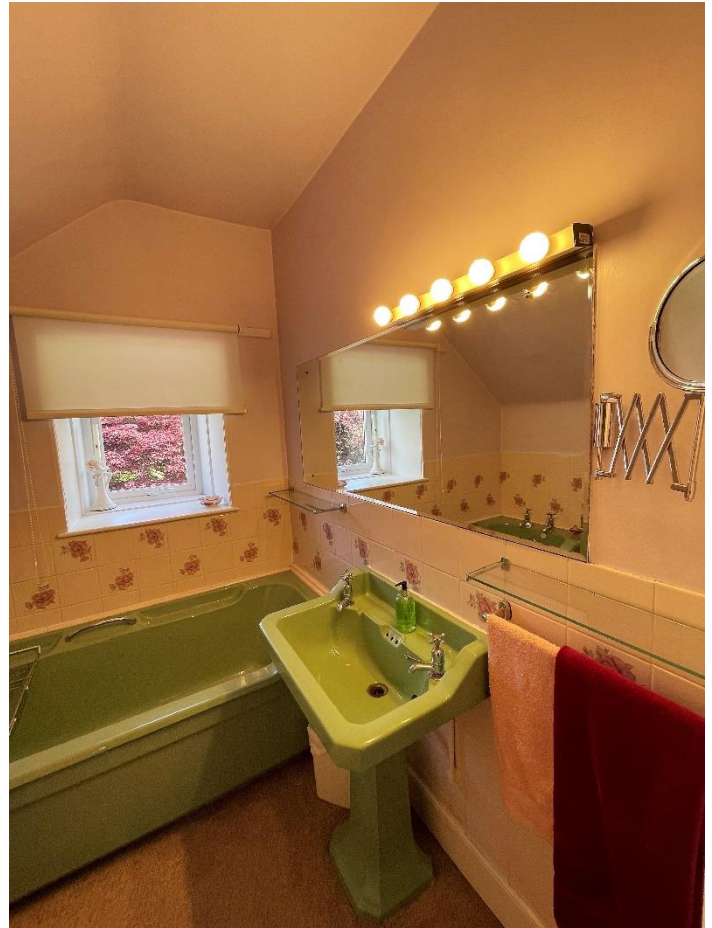
Bathroom 1 - 7'8" x 7'10" (maximum measurement)

Bathroom with low level WC, bath with chrome mixer tap with shower attachment, overhead electric shower with part wet wall and ceramic tiling to the walls, pedestal wash hand basin with chrome taps. Single radiator. Carpet to the floor. Built in cupboard offering shelved storage. Further built in cupboard, fronted by louvre doors and houses the hot water tank and doubles up as an airing cupboard with partial shelving. Ceiling light fitting and extractor fan. uPVC obscure double-glazed window to the side aspect.



Bathroom 2 - 6'5" x 6'4"

Bathroom with low level WC, pedestal wash hand basin with chrome taps and bath with chrome taps. Ceramic tiling to the walls. Double radiator and wall mounted mirror. Glazed shelving. Carpet to the floor. Retractable shaving mirror. uPVC double glazed window to the rear aspect with roller blind.

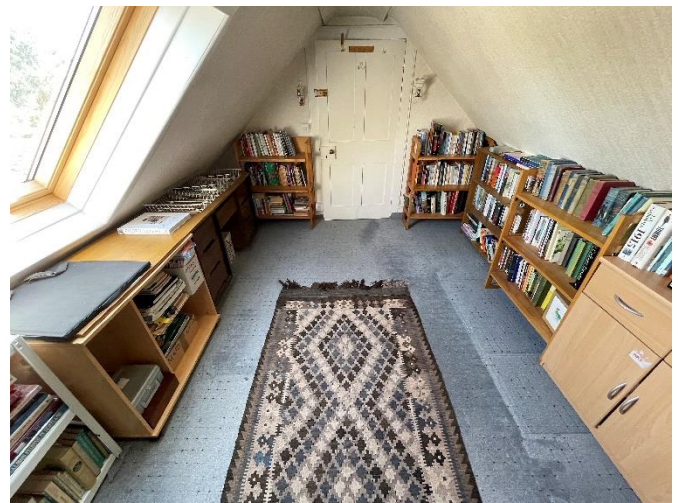
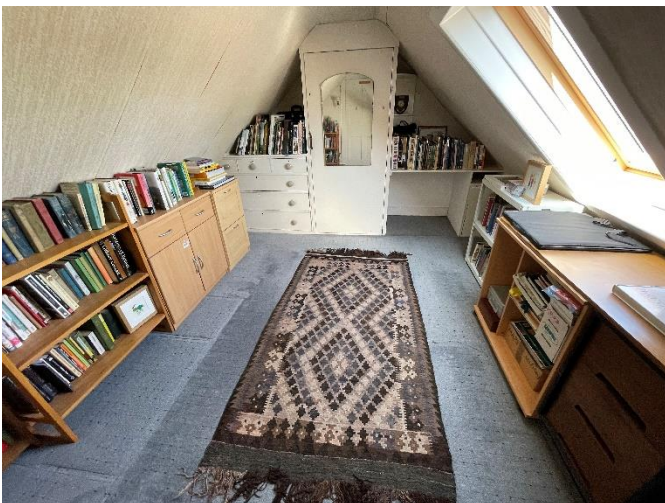


Stairs and Landing - 8'10" x 6'9"

Carpeted staircase leading up to 2nd floor accommodation with wooden balustrade and spindles. Single power point. Double glazed Velux window overlooking the rear aspect. The landing provides access to two attic bedrooms. Two bulb ceiling light fitting and smoke alarm.

Bedroom 4 - 14'0" x 10'0"

Bedroom with double glazed Velux window to the rear aspect. Various power points. Carpet to the floor. Two wall mounted light fittings. An area to built in drawers and cupboard storage.



Bedroom 5 - 14'0 x 10'10

Bedroom with double glazed Velux window to the rear aspect. An area to built in cupboard and drawer storage. Various power points. Two wall mounted light fittings. Carpet to the floor.



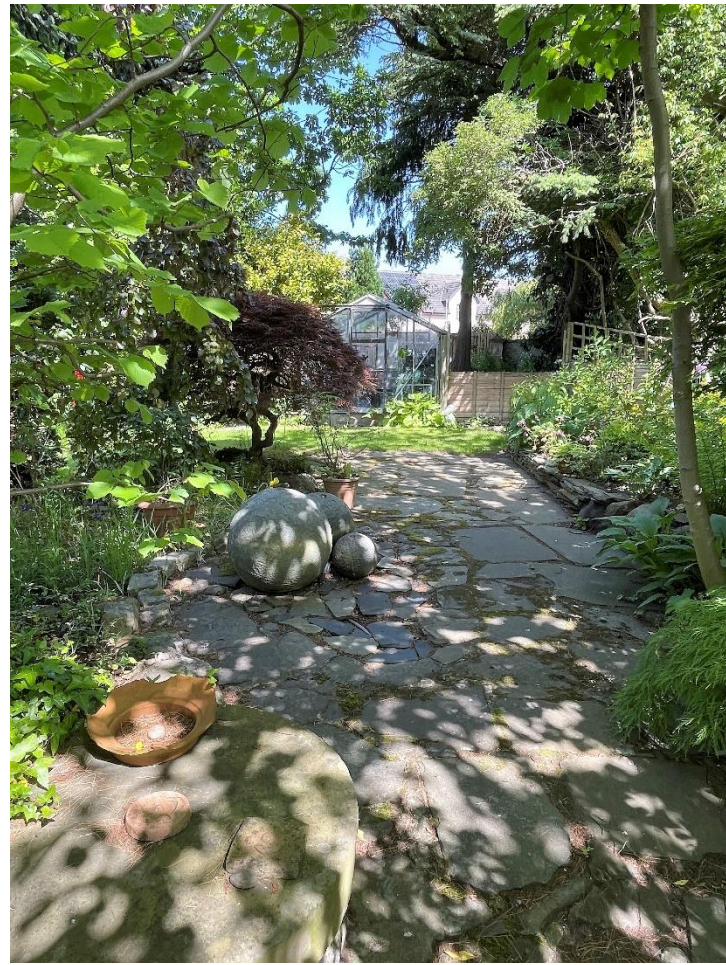
Garden & Driveway

The front garden welcomes visitors with a charming combination of wall & hedge boundary and iron gates, leading to chipped stone driveway, providing off street parking for several cars. The lawn is well-maintained and surrounded by mature trees, shrubs and roses. The garden has a variety of plants that adds colour and fragrance to the property. A path leads to the front door, and another set of gates allows access to the back garden.

The Garden to the rear of the property is a beautiful and loved space that has been well looked after by the owners. It features a large patio seating area. The Garden is surrounded by a full wall boundary that provides privacy and security. A mainly laid to lawn area extends from the patio, with a pathway leading through one side to a decorative plinth with a sun dial. This is a charming focal point that adds character and style to the garden. There is a crazy paved pathway that leads to a 3-ball water feature. This is a soothing and relaxing element that creates a pleasant sound and ambiance. Small dyke wall with established shrubs that offer beautiful colour. Glass greenhouse that is ideal for growing plants and vegetables. Pathway leading through trees to a further area laid to lawn with traditional plants, such as shrubs, trees, alliums and poppies. The Garden is secluded and a peaceful spot that is perfect for enjoying nature and wildlife. The lawn is bordered by timber fencing with clematis vines that add beauty.



This garden is a stunning and spacious outdoor space that has something for everyone. It is a great place to entertain guests, relax, play or grow your own produce. It is a rare opportunity to own such a well-maintained and attractive garden.



Outbuildings

Stone built outbuilding (4.8" x 5'0") with concrete floor, breeze block walls and painted ceiling. Double power point. Currently housing a freezer and tumble drier.

Stone built wood store with wall mounted light fitting.

Workshop (9'11" x 13'2" extending to recessed alcove) with timber clad, with partial wall, two strip lights, two windows, concrete floor, work bench, two double power points. Wall mounted shelving.

Open sided potting shed with external tap.

Two timber-built kennels.

Note 1

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

