



42 Easter Road, Kinloss IV36 3FG



We are delighted to offer this 3 Bedroom, Mid-Terraced Family Home, situated in a popular residential area of Kinloss.

Accommodation comprises: Entrance Vestibule, Hallway, Lounge with Dining Area, Kitchen, 3 Bedrooms, Bathroom and WC. Further benefits include Gas Central Heating, Double Glazing, Front & Rear Gardens.

Kinloss has a number of local amenities including local primary school, convenience stores and post office. Findhorn and the beach are just within a few minutes' drive away. The town of Forres is a short drive and offers further Primary and Secondary schools, retail shops, swimming pool, leisure centre, golf course and medical centre.

Viewing is Recommended.

EPC Rating Band D

OFFERS OVER £123,500

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

Entrance to the property is through a secure uPVC door with two glass panel inserts and co-ordinating two side windows.

Entrance Vestibule - 5'2" x 6'5"

Light fitting, carpet to the floor, built-in cupboard which houses the fuse box and offer storage space. Secure uPVC door with an obscure glass panel leads to the hallway.

Hallway

Single pendant light fitting, smoke alarm and carbon monoxide alarm to the ceiling. Carpet to the floor. Wall mounted coat hooks. Single radiator and power points. Doors leading to the Cloakroom, Lounge with Dining Area and Kitchen. Stairs leading to upper accommodation.



Cloakroom - 2'8" x 4'7" plus window recess

Two-piece suite comprising of a low-level WC and wall mounted wash hand basin and tiled splash back to the wall. Ceiling light fitting. Window with deep set windowsill and obscure glass overlooks the vestibule. Wall mounted mirror. Single radiator. Chrome accessories. Vinyl to the floor.



Lounge with Dining Area - 26'7" x 9'5"

Lounge Diner with two uPVC double glazed windows that overlook both the front and rear aspect. Carpet to the floor. Two double radiators. Three pendant light fittings to the ceiling, smoke alarm and carbon monoxide alarm. TV, BT, and various power points. Ample space available for a dining table and chairs. Built-in cupboard for storage. Doors leading to the Kitchen and Hallway.



Kitchen - 7'11" x 10'2"

Fitted Kitchen with a range of wall mounted cupboards, base units with work top and ceramic tiled splash back to the walls. Integrated sink with drainer. Space available for a washing machine, dishwasher, fridge freezer and cooker. Various power points. Vinyl to the floor. Wall mounted gas fire boiler and heating control. Secure uPVC door with obscure glazed panel insert leads to the garden. uPVC double glazed window overlooks the rear aspect. Doors to the Hallway and Lounge with Dining Area



Staircase & Landing

Carpeted staircase leading to upper accommodation with wooden handrail. Wall mounted thermostat. The Landing provides access to the Bedrooms and Bathroom.



Master Bedroom - 11'1" x 10'7"

Double Bedroom with single pendant light fitting and carpet to the floor. Two built in double wardrobes offering part shelf and hanging space. Various power points. Single radiator. Double glazed window overlooks the rear aspect.



Bedroom 2 - 8'3" x 12'11" plus door recess

Double Bedroom with a single pendant light fitting and carpet to the floor. Built-in double wardrobe offering part shelf and hanging storage. Various power points and single radiator. Double glazed window overlooks the front aspect.



Bedroom 3 - 9'11"(3.02m) x 6'10"

Single Bedroom with single pendant light fitting and carpet to the floor. Two built-in single wardrobes which offer part shelf and hanging storage. Single radiator and various power points. Double glazed window overlooks the front aspect.



Bathroom - 6'9" x 5'5"

Bathroom with 3-piece suite comprising of a low-level WC, bath with over head electric shower & shower curtain and a wall mounted wash hand basin. Wall mounted medicine cabinet fronted by a mirror. Double radiator. Chrome accessories. Vinyl to the floor.



Front & Rear Garden

The front garden is laid to lawn with a paved pathway leading to the front door.

The rear enclosed garden is mainly laid to lawn with a wooden fence boundary with gate access. Rotary dryer. Paved pathway and patio seating area. Stone shed providing storage space.



Council Tax Band B

Note 1

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