

47 Easter Road, Kinloss, IV36 3FG



We are delighted to offer this immaculately presented three bedroom end terraced house situated in a desirable residential area of Kinloss.

END TERRACED HOUSE

THREE BEDROOMS

EXCELLENT CONDITION

POPULAR RESIDENTIAL AREA

LARGE GARDEN

VIEWS OVER OPEN FARM LAND

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

COUNCIL TAX BAND B

EPC RATING C

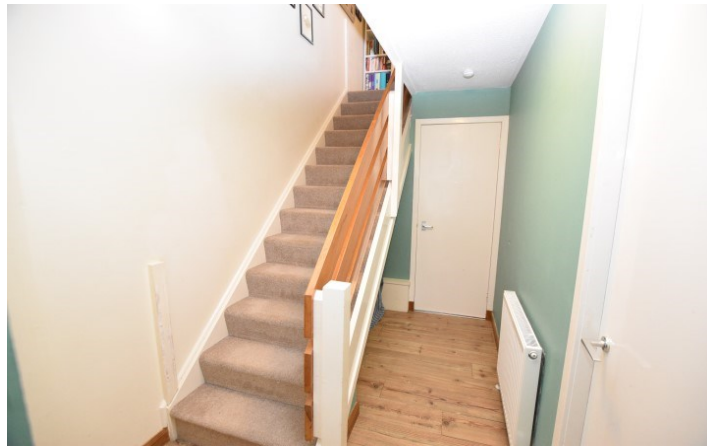
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**Offers Over
£148,000**

Kinloss is a quiet and desirable village located within a couple of miles from Findhorn, which boasts a scenic coastline and stunning beaches. The property is within easy commuting distance of both Forres, Elgin, RAF Lossiemouth and Inverness Airport. The property benefits from UPVC Double Glazing and Gas Central Heating. The good sized accommodation comprises: Vestibule, Hallway, beautifully presented spacious Lounge/Diner with dual aspect windows to both front and rear allowing natural light to flood in, modern fully fitted Kitchen with integrated oven, hob and cooker hood, nicely decorated W.C., stylish Bathroom with three piece suite in white, under sink storage cupboard and shower over bath, three good sized Bedrooms with built in wardrobes providing ample storage. Outside, there are gardens to the front, rear and side together with a decked area providing lovely, uninterrupted views over surrounding farmland, stone shed, two timber sheds and parking bay.

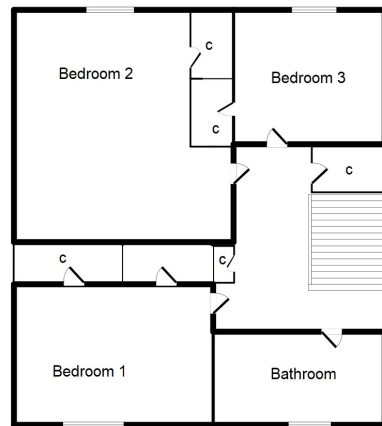
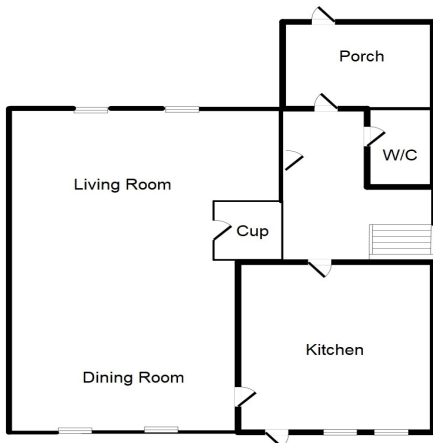
This is a beautifully presented property in walk-in condition throughout and would make an ideal family home. An internal viewing is highly recommended.





If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Vestibule: 1.75m x 1.49m (5'9" x 4'11")
- WC: 1.38m x 0.82m (2'8" x 4'6")
- Lounge/Diner: 3.54m x 8.11m (11'8" x 26'7")
- Kitchen: 2.43m x 3.28m (8'0" x 10'9")
- Bathroom: 2.07m x 1.67m (6'10" x 5'6")
- Bedroom 1: 3.21m x 3.41m (10'7" x 11'3")
- Bedroom 2: 2.52m x 3.93m (8'3" x 12'11")
- Bedroom 3: 2.15m x 2.79m (7'1" x 9'2")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.