

## 53 Central Avenue, Kinloss, IV36 3XR



We are delighted to offer this attractive two bedroom end-terraced house situated in the popular Village of Kinloss.

END TERRACED HOUSE

TWO BEDROOMS

FREEHOLD

POPULAR RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

ALLOCATED PARKING BAY

TIMBER SHED

FACTORING £28 p.m.

COUNCIL TAX BAND A

EPC RATING D

Offers In the  
Region of  
£125,000

This well presented two bedroom end-terraced house is located in a popular residential area of the village of Kinloss. The property is within commuting distance of Forres, Elgin, RAF Lossiemouth and the seaside village of Findhorn which boasts a number of scenic walks and eateries together with a variety of water sports for the outdoor enthusiast.

The well proportioned property benefits from UPVC Double Glazing and Gas Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge/Diner with double aspect windows to both the front and rear allowing natural light to flood in, modern fitted Kitchen benefitting from a good range of wall and base mounted units, gas hob, built in oven and cooker hood, together with space to facilitate a family dining table, Utility Room/W.C., two good sized double bedrooms with built in double wardrobes providing ample storage facilities and a nicely presented Family Bathroom with three piece suite and shower over the bath.

Outside, the property sits in privately enclosed gardens to both front and rear, laid to lawn with a slabbed area to the back providing an ideal space for entertaining or catching the sun. Timber Shed and allocated parking bay.

This property is in excellent condition throughout and an internal viewing is highly recommended to appreciate the bright and spacious accommodation on offer.

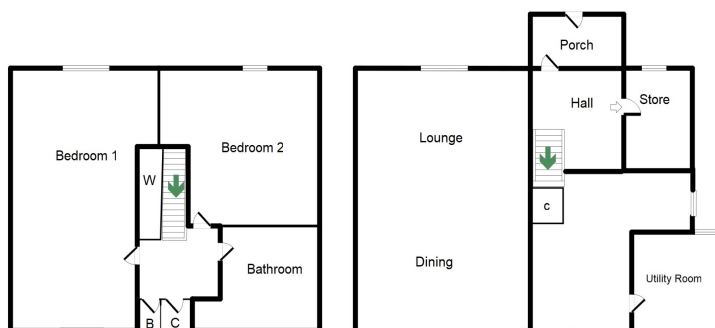








- Vestibule: 1.71m x 1.53m (5'7" x 5'0")
- Lounge/Diner: 5.57m x 4.15m (18'3" x 13'8")
- Kitchen: 3.87m x 2.22m (12'8" x 7'3")
- Utility Room/WC: 1.89m x 2.05m (6'2" x 6'9")
- Bedroom 1: 5.43m x 2.84m (17'10" x 9'4")
- Bedroom 2: 3.65m x 2.96m (12'0" x 9'8")
- Bathroom: 1.67m x 2.02m (5'6" x 6'8")
- Shed: 3.67m x 2.44m (12'0" x 8'0")



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.