

CLUNY ESTATE
AGENTS

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73 Easter Road, Kinloss, IV36 3FG



We are happy to offer this three bedroom mid terraced house situated in a popular residential area of Kinloss.

MID TERRACED HOUSE
THREE BEDROOMS
GOOD CONDITION
POPULAR RESIDENTIAL AREA
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
COUNCIL TAX BAND B
EPC RATING C

F109

Offers Over
£110,000

We are happy to offer this three bedroom mid terraced house situated in a popular residential area of Kinloss.



The property benefits from double glazing and gas central heating and has been recently improved with the addition of a new central heating boiler, kitchen, bathroom and carpets. The good sized accommodation comprises: vestibule, hallway, W.C, lounge/ diner, kitchen, three bedrooms, bathroom, storage shed and enclosed rear garden. An internal viewing is highly recommended to see the full potential of this property.

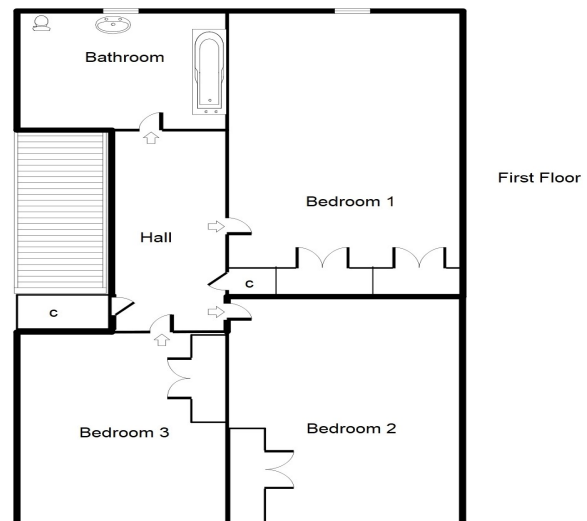
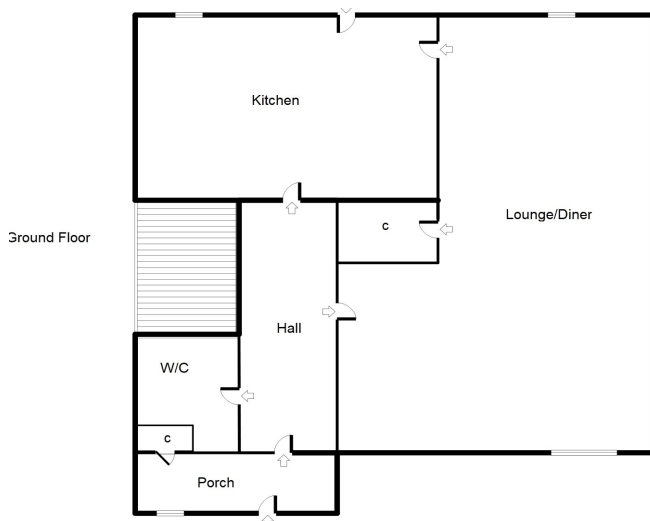


A UPVC front door leads into a spacious vestibule; a further door leads to the hallway. The downstairs accommodation comprises of a large lounge/diner with a dual aspect windows, a modern well fitted kitchen and a w.c. Stairs lead from the hallway up to the first floor where there are three good sized bedrooms with ample fitted storage. The bathroom completes the first floor accommodation and is fitted with a white three piece suite with a shower over the bath. The rear garden is laid mostly to lawn and mature shrubs and is fully enclosed.



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 1.63m (5'9" x 5'4")
- Lounge/diner: 3.53m x 8.11m (11'7" x 26'7")
- Hallway: 0.90m x 4.93m (2'11" x 16'2")
- Kitchen: 2.40m x 3.16m (7'10" x 10'4")
- W.C: 0.81m x 1.40m (2'8" x 4'7")
- Bedroom 1: 3.20m x 3.40m (10'6" x 11'2")
- Bedroom 2: 2.50m x 3.95m (8'2" x 12'11")
- Bedroom 3: 2.11m x 2.78m (6'1" x 9'1")
- Bathroom: 2.07m x 1.67m (6'9" x 5'6")



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.