

19 North Road, Kinloss, IV36 3YA



We are delighted to offer this nicely presented two storey end-terraced house occupying a prime corner plot in a popular residential area of the village of Kinloss.

TWO STOREY END-TERRACED HOUSE

TWO BEDROOMS

NICELY PRESENTED

FREEHOLD

POPULAR RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

ALLOCATED PARKING BAY

LARGE TIMBER SHED WITH POWER & LIGHT

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

COUNCIL TAX BAND A

EPC RATING C

**Offers Over
£130,000**

This well presented two bedroom end-terraced house occupies a prime corner plot in a popular residential area of the village of Kinloss. The property is within commuting distance of both 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, modern fully fitted Kitchen benefitting from a good range of wall and base mounted units, gas hob, built in oven, fridge freezer, dishwasher and extractor fan, a well proportioned Utility Room provides additional storage and washing facilities, two good sized double bedrooms with built in double wardrobes providing ample storage facilities and a nicely presented Shower Room with walk-in corner shower cubicle.

Outside, the property sits in privately enclosed gardens to both the front and rear. The front garden is laid to lawn with the back garden laid to gravel and slabs for ease of maintenance.

Large Timber Shed with power and light.

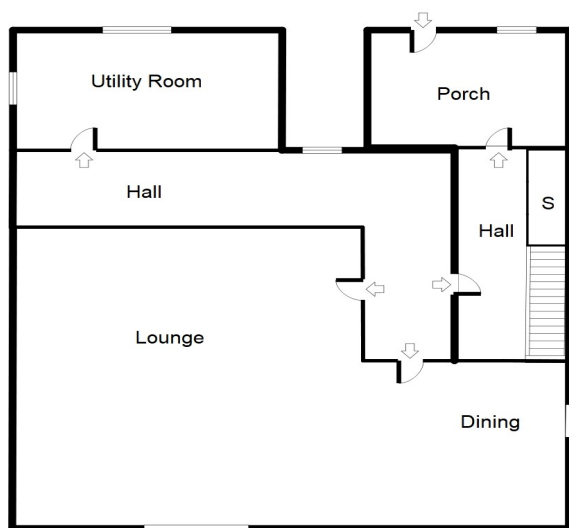
There is also an allocated parking bay.

This delightful property occupies a prime location in a popular residential area and an internal viewing is highly recommended to appreciate the bright and spacious accommodation on offer.

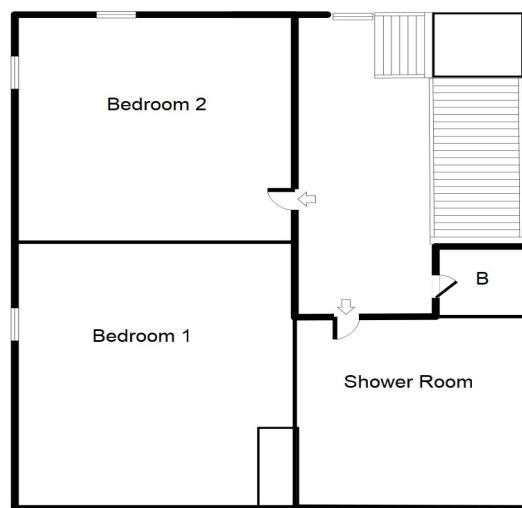




- Vestibule: 2.08m x 1.53m (6'10" x 5'0")
- Lounge/Diner: 6.52m x 3.09m (21'5" x 10'2")
- Hallway: 3.18m x 1.25m (10'6" x 4'1")
- Kitchen: 4.29m x 2.16m (14'1" x 7'1")
- Utility Room: 2.02m x 1.36m (6'7" x 4'6")
- Bedroom 1: 3.68m x 2.99m (12'1" x 9'10")
- Bedroom 2: 3.68m x 2.31m (12'1" x 7'7")
- Shower Room: 2.09m x 2.11m (6'10" x 6'11")
- Timber Shed: 3.56m x 2.35m (11'8" x 7'8")



Ground Floor



Upper Floor

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

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.