



24 Kensal Green, Forres, IV36 2PL



We are delighted to offer for sale this beautifully presented four-bedroom detached family home, situated within the popular Springfield development to the south of Forres. Presented in excellent order throughout, this spacious property offers well-proportioned accommodation, modern fixtures and fittings, excellent storage and attractive private gardens.

The property is ideally suited to family living and benefits from triple glazing, gas central heating, a garage, Loc Bloc driveway with additional parking and an enclosed south-facing rear garden.

The historic town of Forres offers a wide range of amenities including a variety of independent and high-street shops, leisure facilities, schools, parks, golf courses and excellent transport links.

An internal viewing is strongly recommended.

EPC Rating Band C

OFFERS OVER £295,000

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

Entrance Hallway – 13'8" (4.16m) x 3'11" (1.18m) extends to 8'4" (2.54m)

The property is accessed via a secure composite entrance door featuring an obscure glazed panel, security spy hole and matching obscure glazed side panel, allowing natural light into the hallway.

The welcoming entrance hall is finished with carpeted flooring and benefits from two ceiling light fittings, smoke alarm, single radiator, double power point, wall-mounted heating thermostat and door chime. Two useful built-in cupboards provide excellent storage, with one housing the consumer units and incorporating a shelf and coat hooks, while the second offers additional general storage.

The hallway provides access to the lounge/diner, kitchen and downstairs cloakroom, with a carpeted staircase leading to the first-floor accommodation.

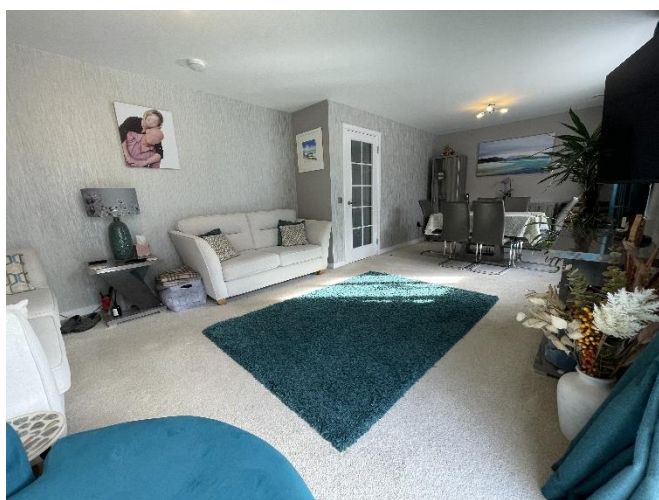


Lounge Diner - 24'10" (7.56m) x 12'9" (3.88m) narrowing to 10'2" (3.1m)

A bright, spacious and beautifully presented lounge/diner, providing an excellent central space for both relaxing and entertaining. A large triple-glazed window overlooking the rear garden, together with triple glazed French patio doors, floods the room with natural light and provides a pleasant outlook. The French doors open directly onto the garden, creating a seamless connection between the indoor and outdoor living spaces.

The windows and doors are fitted with chrome curtain poles. The room benefits from carpeted flooring, two single radiators, two air vents, TV and BT points and a range of power points. Two matching ceiling light fittings complete the room.

There is ample space for a large dining table and chairs, making this a versatile and inviting room ideal for family life and entertaining.



Kitchen - 10'5" (3.17m) x 13'0" (3.96m)

A modern and well-appointed fitted kitchen featuring a comprehensive range of wall-mounted and base units, providing excellent storage and preparation space. The units are complemented by roll-top work surfaces, matching upstands and ceramic tiling to the walls, with useful under-unit lighting. Integrated appliances include a double electric oven, four-ring gas hob with glass splashback, stainless-steel and glass extractor hood, fridge/freezer and dishwasher. A stainless-steel sink with drainer and mixer tap completes the kitchen.

The room is well illuminated by six recessed ceiling spotlights, with additional natural light provided by a triple-glazed front-facing window fitted with a Venetian blind. Further features include an extractor fan, air vent, single radiator and a range of power points. Wood-effect vinyl flooring provides a practical and stylish finish. A door leads directly through to the separate utility room.

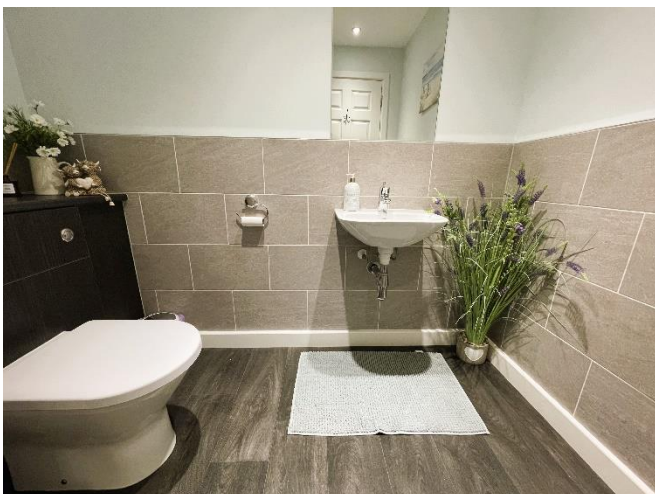


Utility Room - 6'7" (1.99m) x 6'9" (2.04m) (maximum measurement)

A useful and well-equipped utility room providing additional storage and practical workspace. Fitted with base units, roll-top work surface, matching upstand and ceramic tiled splashback, the room also benefits from a stainless-steel sink with drainer and mixer tap. An integrated washing machine is included, with further space available for a tumble dryer. Additional features include wood-effect vinyl flooring, two-bulb ceiling light fitting, air vent, double power point and wall-mounted heating controls. A triple-glazed front-facing window with Venetian blind provides natural light, while a secure door with obscure glazed panel gives convenient direct access to the rear garden.



Cloakroom - 4'1" (1.24m) extending to 7'0" (2.13m) x 7'4" (2.23m) narrowing to 3'10" (1.16m)



A modern L-shaped cloakroom fitted with a low-level WC with concealed cistern and a wall-mounted wash hand basin with chrome mixer tap. The room is finished with mid-height ceramic wall tiling and attractive tile-effect vinyl flooring, complemented by chrome accessories and a wall-mounted heated chrome towel rail. Three recessed ceiling spotlights provide excellent illumination, with an air vent also fitted.

Staircase & Landing

A carpeted staircase with white balustrade and spindles leads to the first-floor accommodation. The landing benefits from two matching two-bulb ceiling light fittings, smoke alarm and loft access. A useful built-in cupboard houses the Megaflow hot water cylinder and provides convenient additional storage, making it ideal for use as an airing cupboard.



Master Bedroom with En-Suite Shower Room

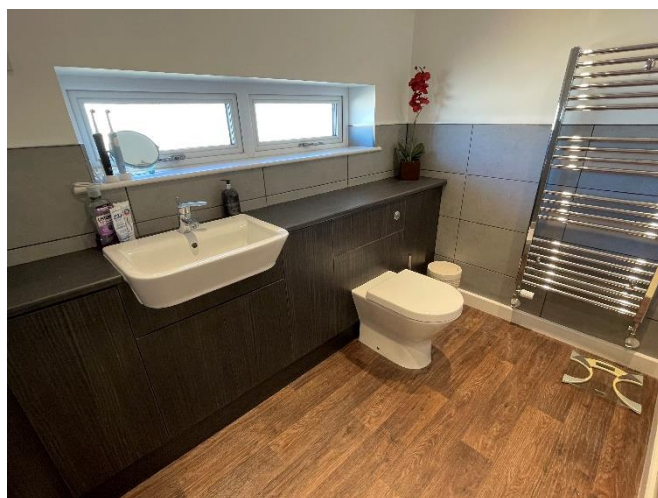
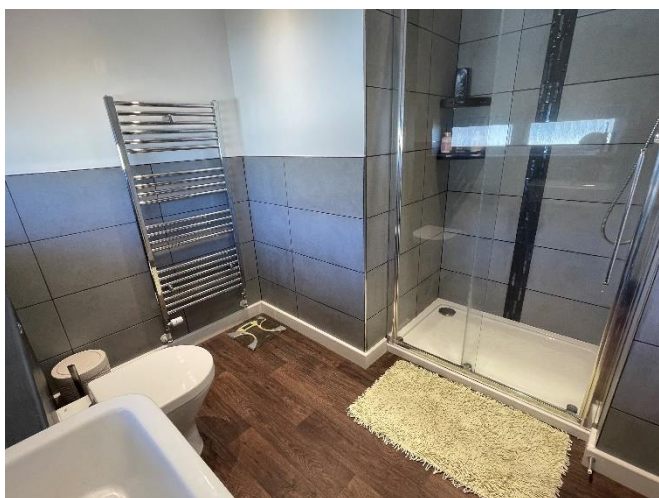
Master Bedroom - 11'11" (3.62m) narrowing 7'2" (2.18m) x 10'7" (3.22m) narrowing to 8'10" (2.69m)

A light, bright and generously proportioned master bedroom enjoying a triple-glazed window to the front aspect, providing excellent natural light. The room benefits from carpeted flooring, double radiator, air vent, pendant ceiling light and a range of power points. A built-in double wardrobe, fitted with opaque glazed sliding doors, provides excellent hanging and shelved storage. A door leads directly into the stylish en-suite shower room.



En-Suite Shower Room - 7'11" (2.4m) x 5'6" (1.67m) (plus shower enclosure and window recess)

A modern and well-appointed en-suite shower room featuring a large shower enclosure with an overhead mains shower and retractable glazed shower screen door. The walls are finished with attractive full-height ceramic tiling, creating a clean and contemporary finish. The suite comprises a concealed-cistern WC and washhand basin with chrome mixer tap set within a useful vanity unit. Two obscure-glazed front-facing windows provide natural light while maintaining privacy. Further features include five recessed ceiling spotlights, extractor fan, wall-mounted mirror, shaving point, wood-effect vinyl flooring and a heated chrome towel rail.



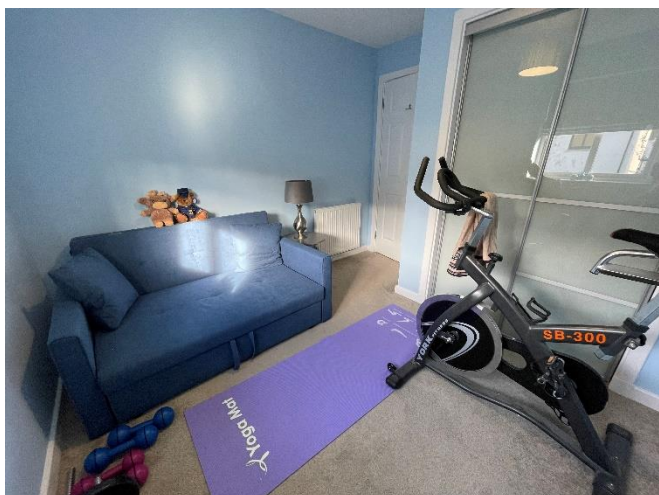
Bedroom 2 - 10'4" (3.15m) x 11'3" (3.42m) (maximum measurement)

A generously proportioned double bedroom enjoying a triple-glazed window overlooking the rear aspect, fitted with a curtain pole. The room features carpeted flooring, pendant ceiling light, air vent, single radiator and a range of power points. A built-in double wardrobe with opaque glazed sliding doors provides excellent hanging and shelved storage.



Bedroom 3 - 10'4" (3.15m) x 9'3" (2.81m) (maximum measurement)

A well-proportioned bedroom overlooking the rear of the property, with a triple-glazed window. The room benefits from carpeted flooring, pendant ceiling light, air vent, single radiator and a range of power points. A built-in double wardrobe with opaque glazed sliding doors provides useful hanging and shelved storage.



Bedroom 4 - 14'1" (4.29m) x 10'4" (3.15m) (maximum measurement)

A particularly spacious double bedroom enjoying a pleasant rear aspect through a large window fitted with a curtain pole.

The room benefits from carpeted flooring, double radiator, pendant ceiling light, air vent and various power points. A built-in wardrobe with opaque sliding doors provides useful hanging and shelved storage.



Family Bathroom - 10'1" (3.07m) x 6'6" (1.97m) (plus window recess)

A modern and stylish family bathroom fitted with a concealed-cistern WC and wash hand basin with chrome mixer tap, set within a practical vanity unit offering useful additional storage. The bathroom features a bath with overhead mains shower and glazed shower screen, complemented by full-height ceramic tiling around the bath and shower area and mid-height tiling to the remaining walls. A triple-glazed front-facing window with obscure glass and a wicker roller blind provides natural light while maintaining privacy. Further features include a wall-mounted mirror, shaving point, recessed ceiling spotlights, extractor fan and attractive wood-effect vinyl flooring.

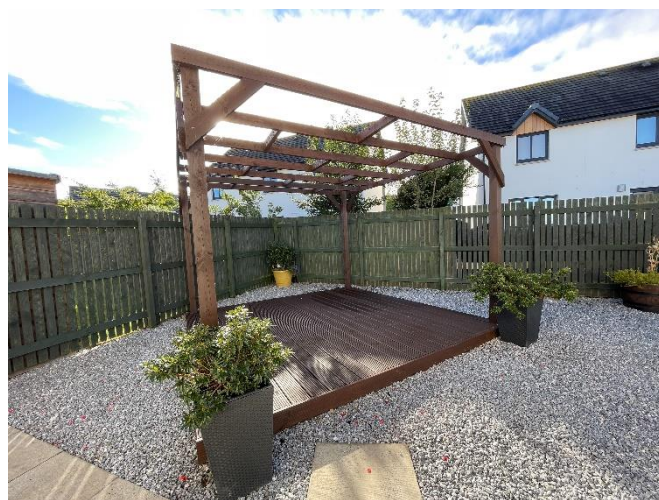


Front & Rear Gardens

The property enjoys well-maintained and thoughtfully landscaped gardens to the front, side and rear, providing a combination of lawned areas, established planting and attractive outdoor seating spaces.

The front garden is predominantly laid to lawn, with paved pathways providing access to both sides of the property and secure gated access to the rear garden. The low-maintenance side garden is currently utilised as a charming orchard with established apple trees, enclosed by a fenced boundary. A large timber shed provides useful additional storage.

The south-facing rear garden is a particular highlight of the property, having been carefully designed to create a number of distinct areas in which to relax, dine and entertain. Outdoor seating areas include a decorative patio, paved seating area and a timber pergola with decking, all complemented by attractive stone-chipped areas. A raised corner planter with established shrubs adds colour and interest, while a rotary clothesline, outside tap and secure gated access to the utility room provide additional practicality.





Driveway & Garage

A Loc Bloc driveway provides generous off-street parking, with a further stone-chipped area offering additional parking if required.

The garage is fitted with an up-and-over door to the front and a useful service door to the rear, providing convenient access to the garden. The garage also benefits from both power and lighting, making it suitable for storage, hobbies or workshop use.



Note 1 –

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

Note 2 – The curtains and blinds are not included in the sale.

Council Tax Band E

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment.
