115 BALNAGEITH RISE, FORRES IV36 2HF



We are delighted to offer this 3 Bedroom Family Home situated in the popular Knockomie development.

This property is well located for Forres Town Centre which offers a variety of shops, post office, supermarkets, banks, leisure facilities, local primary and secondary schools.

Accommodation comprises; an Entrance Hallway, Open Plan Lounge/Dining Room, Kitchen, Utility Room, Cloakroom, Master Bedroom with En-Suite, Two Further Double Bedrooms and Family Bathroom. Further benefits include Front and a Rear Garden, Double Glazing, Gas Central Heating and Large Integral Garage.

An internal viewing is highly recommended to appreciate this property.

EPC Rating - C

OFFERS OVER £240,000

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

Entrance Hallway



Access through a secure, solid wood door with spy hole. Single pendant light fitting, smoke alarm and coving to the ceiling. Double radiator and power points. Wood effect laminate to the floor. Wall mounted bell chime. Under stair cupboard with storage space, wall mounted coat hooks and houses the consumer units. Staircase with window to front aspect leads to the 1st floor accommodation. Multi panel glazed doors leading to the Kitchen and Lounge.

Lounge - 11'4"(3.45m) x 10'6"(3.2m)

Front facing Lounge with a double-glazed window with fitted blind, chrome curtain pole and hanging curtains. Single light fitting and coving to the ceiling. Double radiator. TV, BT and various power points. Wood effect laminate flooring. Archway leading to Dining Area.





Dining Area - 9'8" (2.94m) x 10'5" (3.17m)

Good size dining Area with sliding patio doors, leading to the rear Garden with a chrome curtain pole and hanging curtains. Single pendant light fitting and coving to the ceiling. TV, BT and various power points. Double radiator. Wood effect laminate flooring. Archway to the Lounge and multi panel glazed door leading to the Kitchen.





Kitchen - 10'5" (3.17m) x 9'5"(2.86m)

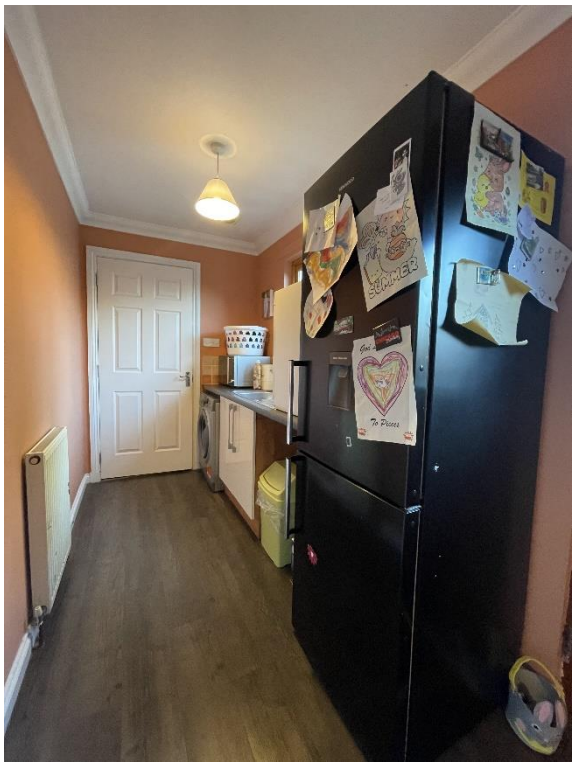
Fully fitted Kitchen with a range of base units and wall mounted units, roll top work surface and coordinating splash back. Integrated appliances include a 4-ring gas hob, electric single oven and overhead extractor. Space available for a dishwasher. Three bulb light fitting, xpleair and coving to the ceiling. Stainless steel sink, drainer and mixer tap. Double radiator. Various power points, BT point and TV point. Wood effect click vinyl to the floor. Double glazed window overlooks the rear aspect, fitted with a fitted blind. Doors leading to the Hallway, Dining Room and Utility Room.





Utility Room – 13'0"(3.96m) x 5'5"(1.64m)

Large Utility Room with a double base unit and roll top work surface. Stainless steel sink and drainer. Ceramic tiling above work surface. 3 bulb light fitting and coving to the ceiling. Various power points. Double radiator. Wall mounted heating control. Wood effect click vinyl to the floor. Space available for fridge/freezer, washing machine and tumble dryer. Double glazed window to the rear aspect with roller blind. Doors leading to the Cloakroom and Garage. Secure door with obscure glass leading to the Rear Garden.





Cloakroom - 4'6"(1.36m) x 5'2"(1.57m)

Large Cloakroom incorporating a two-piece suite, low level WC and wall mounted wash hand basin with mixer tap. Ceramic tiling to the walls. Chrome accessories. Three bulb light fitting, coving to the ceiling and xpleair. Wall mounted mirror. Single radiator. Ceramic tiling to the floor.

Staircase & Landing

Carpeted staircase leading to upper accommodation with balustrade and spindles. Window overlooks the front aspect with Roman blind. Single pendant light fitting , smoke alarm and coving to the ceiling. Double power point. Single radiator. The Landing gives access to the Bedrooms and Shower Room. Loft access.

Master Bedroom - 18'8"(5.69m) x 11'6"(3.5m)(maximum measurement)

Bright and airy Master Bedroom with single pendant light fitting and coving to the ceiling. Two Velux windows with integrated blind overlooks the rear aspect. Built-in wardrobe with sliding mirrored doors offering hanging and shelved space. Double radiator. BT, TV point and various power points. Wood effect laminate flooring. Door leading to the En-Suite Shower Room.







En-Suite Shower Room - 5'10"(1.77m) x 8'0"(2.44m)

En-Suite Shower Room with three-piece suite comprising of a corner shower enclosure with overhead mains shower, pedestal wash hand basin with chrome mixer tap and low level WC. Ceramic tiling to the walls. Single pendant light fitting and xpleair to the ceiling. Velux window with integrated blind to the front aspect. Wall mounted medicine cabinet and mirror. Chrome accessories.

Bedroom 2 – 12'3"(3.73m) extending to 14'7"(4.44m) x 10'2"(3.1m)

Double Bedroom with window to the front aspect with fitted blind. Three bulb light fitting and coving to the ceiling. BT, TV and various power points. Single radiator. Double built-in wardrobe with mirrored sliding doors providing shelved and hanging storage. Wood effect laminate flooring.





Bedroom 3 - 10'1"(3.07m) x 11'7"(3.52m)

Double Bedroom with window to the rear aspect with fitted blind. Three bulb light fitting and coving to the ceiling. TV, BT and various power points. Single radiator. Wood effect laminate flooring. Built-in double wardrobe with sliding mirrored doors providing shelved and hanging space.





Family Bathroom - 8'1"(2.46m) x 6'8"(2.02m)

Family Bathroom with three-piece suite, comprising of a low-level WC, pedestal wash hand basin with mixer tap and bath with overhead mains shower. Ceramic tiling to the walls. Vinyl to the floor. Velux window with integrated blind to the rear aspect. Chrome heated towel rail. Single pendant light fitting, coving and xpleair to the ceiling. Chrome accessories. Built in cupboard providing storage space.





Driveway and Integral Garage - 18'1"(5.51m)(narrowing to 10'6"(3.2m)) x 19'7"(5.96m) (maximum measurement)

The property benefits from a loc bloc driveway allowing off street parking, this leads to the garage. Large garage which is lined with plaster board and fitted with an up and over door to the front and service door to the utility room. Gas fired boiler is situated to one corner. Various power points. 2 single pendant light fittings to the ceiling.

Front Garden and Rear Garden

The front garden has an area laid to grass with a stone chipped boundary.

The garden to the rear of the property, which is enclosed by a fence boundary, has a great degree of privacy with no houses overlooking it. It is mainly laid to grass with mature trees, shrubs and bushes. Paved patio seating area. Rotary drier and timber garden shed.





Note 1

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

Garden shed is included in the sale.

Council Tax Band Currently D

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.