



Brambles, Kinloss, Iv36 3UA



We are delighted to present this three-bedroom detached bungalow, situated within a small hamlet of properties in the peaceful village of Kinloss. Offering generous accommodation throughout, this charming property combines a quiet rural setting with practical family living.

The accommodation comprises an entrance vestibule, welcoming hallway, lounge, dining room, kitchen and family/sunroom, along with a master bedroom with en-suite shower room, two further double bedrooms and a family bathroom. Oil central heating and double glazing.

Externally, the property benefits from a private driveway and a large garage, providing excellent off-road parking and ample storage. The enclosed rear and side gardens offer a good degree of privacy and feature several storage sheds, a summerhouse and a dedicated drying area.

To the front of the property is a serviced plot of land, which has been well maintained and is partially fenced, providing additional usable garden space.

An internal viewing is strongly recommended.

EPC Rating Band "D"

OFFERS OVER £360,000

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

Entrance Vestibule – 4'8" x 4'10"

Accessed via a secure entrance door with security spy hole and chain, together with a side obscure-glazed window. The vestibule features carpet flooring with recessed matting at the entrance, pendant light fitting, coved ceiling and wall-mounted coat hooks. A multi-panel glazed door with matching side window leads into the hallway.

T-Shaped Hallway – 10'4" x 4'8", extending to 20'7" x 3'6"

The spacious T-shaped hallway features two pendant light fittings, smoke alarm and coved ceiling, with carpet flooring. There is a double radiator, BT point and two double power sockets. A generous double walk-in cupboard with pendant light and carpet flooring provides excellent shelved storage. There are also two further cupboards, comprising an airing cupboard with shelving suitable for linen storage and an additional shelved storage cupboard. Doors provide access to the kitchen, lounge, bedrooms and family bathroom.



Lounge – 18'7" x 15'10" at maximum point

A superbly proportioned family lounge featuring a large bay window with double-glazed windows overlooking the front garden, providing excellent natural light. The room has carpet flooring, pendant light fitting, smoke alarm and coved ceiling. A feature fireplace with tiled hearth, inset and surround forms the focal point of the room. Currently fitted with an electric fire, the fireplace could potentially be reopened for further use, subject to the necessary checks and consents. Additional features include a double radiator, TV point and numerous power points. A door leads through to the dining room.



Dining Room – 9'10" x 13'4"

The dining room features a three-bulb pendant light fitting, coved ceiling and smoke alarm, together with fitted carpet and a large single radiator. There are various double power points and a double-glazed window overlooking the side aspect. A door provides access to the kitchen.



Utility Room – 9'10" x 5'0"



A practical utility room fitted with two wall-mounted cupboards, base units and roll-top work surface with ceramic-tiled splashbacks. A stainless-steel sink with chrome mixer tap and drainer is provided, together with under-counter space for a washing machine and tumble dryer. The room includes various power points, central heating control panel, pendant light fitting, single radiator and vinyl flooring with recessed entrance matting. A secure rear door with obscure-glazed panel provides direct access to the garden. A built-in cupboard with shelving provides additional storage and houses the fuse box and hot water tank. There is also a double-glazed window overlooking the side aspect.

Kitchen – 9'7" x 8'3"

The kitchen is fitted with a range of wall-mounted cabinets, glass display cabinets and base units with worktop surfaces and ceramic-tiled splashbacks. Appliances include an integrated under-counter oven and Samsung hob with built-in overhead extractor hood. There is also a stainless-steel 1½-bowl sink with chrome mixer tap and drainer. The room benefits from vinyl flooring, pendant light fitting, single radiator, extractor fan and various power points. A double-glazed window with roller blind overlooks the rear aspect. The kitchen is open plan to the family room/sunroom and also provides access to the utility room.



Family Room/Sunroom – 19'8" x 10'0"

A generous and versatile family room/sunroom, open plan to the kitchen and offering excellent additional living space. The room features two pendant light fittings, carpet flooring with vinyl flooring extending through the sunroom area, double radiator, TV point and various power points. Double-glazed windows and double doors, fitted with roller blinds, overlook and provide direct access to the rear garden.



Bedroom 1 – 12'1" x 9'9"

The master bedroom is a well-proportioned double bedroom with carpet flooring, pendant light fitting, various double power points, TV point, single radiator and smoke alarm. A double-glazed window with curtain pole overlooks the rear aspect. Built-in double wardrobes provide useful shelving and hanging storage. A door leads to the en-suite shower room.



En-Suite Shower Room – 7'8" x 4'4"

The modern en-suite shower room has been upgraded and comprises a low-level WC, pedestal wash hand basin with chrome taps and a large walk-in shower enclosure. The shower features a mains-operated shower with additional rain shower head attachment, shower tray and glass sliding doors. Wet-wall finishes provide a contemporary and practical finish. Further features include a chrome towel holder, pendant light fitting, extractor fan, shaver point, chrome accessories, single radiator, vinyl flooring and wall-mounted medicine cabinet. An obscure double-glazed window with curtain pole overlooks the rear aspect.



Bedroom 2 – 11'4" x 9'1" plus door access

A further comfortable double bedroom featuring pendant light fitting, TV point, various double power points, single radiator and carpet flooring. A built-in double wardrobe provides part-shelved and hanging storage. A double-glazed window with curtain pole overlooks the front aspect.



Bedroom 3 – 9'11" x 9'8"

Another well-proportioned double bedroom with carpet flooring, pendant light fitting, single radiator, TV point and various power points. The room benefits from a built-in double wardrobe with part shelving and hanging storage, together with loft access via a Ramsey ladder. A double-glazed window with curtain pole overlooks the rear aspect.



Family Bathroom – 6'5" x 9'9"



The family bathroom comprises a low-level WC, pedestal wash hand basin with chrome taps and corner bath with chrome mixer tap and shower attachment. The room features mid-height tiling to the walls, vinyl flooring, single radiator, chrome accessories, shaver point and wall-mounted mirror. Further storage is provided by a chrome shelf, wall-mounted medicine cabinet and corner storage unit. Additional features include a pendant light fitting, extractor fan and obscure double-glazed window overlooking the rear aspect.

Gardens

The front garden is designed for low maintenance and comprises an area of lawn with an established tree and shrubs, enclosed by a rope barrier and posts. To the side of the property is a larger, well-established grassed garden, accessed via a secure gate. The garden features mature trees and is enclosed by a combination of timber and wire fencing. The side garden includes a rotary dryer, a substantial 3.6m x 3.6m summerhouse, two timber storage sheds and an underground mini sewage treatment system situated in the far corner.

The rear garden is accessed via a paved pathway which continues around to the driveway and provides access to the utility room, sunroom and garage.

There are two additional timber sheds with corrugated roofs, together with two log sheds featuring half-stable doors, providing extensive external storage. Further features include raised planters, a stone base suitable for a greenhouse and a paved patio area, providing an attractive space to sit and enjoy the sunshine.





Garage & Driveway – 23'7" x 11'4"

The impressive, detached garage benefits from an up-and-over door to the front, together with a window and additional service door providing access to the rear garden. Internally, the garage has pre-lined walls and ceiling, concrete flooring, double radiator, multiple power sockets and two strip light fittings. The Camray heating boiler is located within the garage, together with a carbon monoxide alarm. An integral tap with drainage is also provided. The oil tank is situated at the far end of the driveway. A stone-chipped driveway extends to the front and side of the property, providing generous off-road parking for multiple vehicles.



Garden Plot

A serviced garden plot which has been well maintained and predominantly laid to lawn, with a small fence and enclosed by a rope-and-post boundary. The plot benefits from established trees along the rear perimeter, providing a pleasant and established setting.

A further area is laid to stone chippings, offering additional space for off-road vehicle parking. The garden plot also features a large, raised planter, providing an attractive focal point and further scope for planting.



Note 1 –

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

Note 2 – The greenhouse is not included.

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.

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