

31 Central Avenue

KINLOSS, MORAY, IV36 3XU



*CHARMING 2-BEDROOM HOME IN
PEACEFUL KINLOSS*



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31 Central Avenue is a stylish and practical home that has been well cared for by its current owners. With its inviting interior, excellent garden and sought-after location, it is a fantastic opportunity for first-time buyers, small families, or those looking for a peaceful lifestyle by the Moray Coast.

Key Features

- Two-bedroom home in a popular residential part of Kinloss
- Bright lounge with a feature multi-fuel burner and garden views
- Dining kitchen with integrated appliances and direct garden access
- Two generous double bedrooms, each with built-in storage
- Stylish family bathroom with overhead shower
- Landscaped rear garden with patio, lawn and timber shed
- Peaceful village location with easy access to Forres, Findhorn Bay and wider Moray Coast



Set in the peaceful village of Kinloss, 31 Central Avenue is a beautifully presented two-bedroom home offering the perfect blend of comfort, style and practicality. With a spacious lounge, well-equipped kitchen, landscaped garden and thoughtful storage throughout, this property is ready to move into and ideal for a wide range of buyers.

The welcoming lounge is a real highlight, with a large window overlooking the rear garden and a striking multi-fuel burner creating a cosy focal point. The kitchen provides excellent space for dining and entertaining, complete with integrated appliances and sliding doors leading straight into the garden, ideal for summer evenings.

The Property



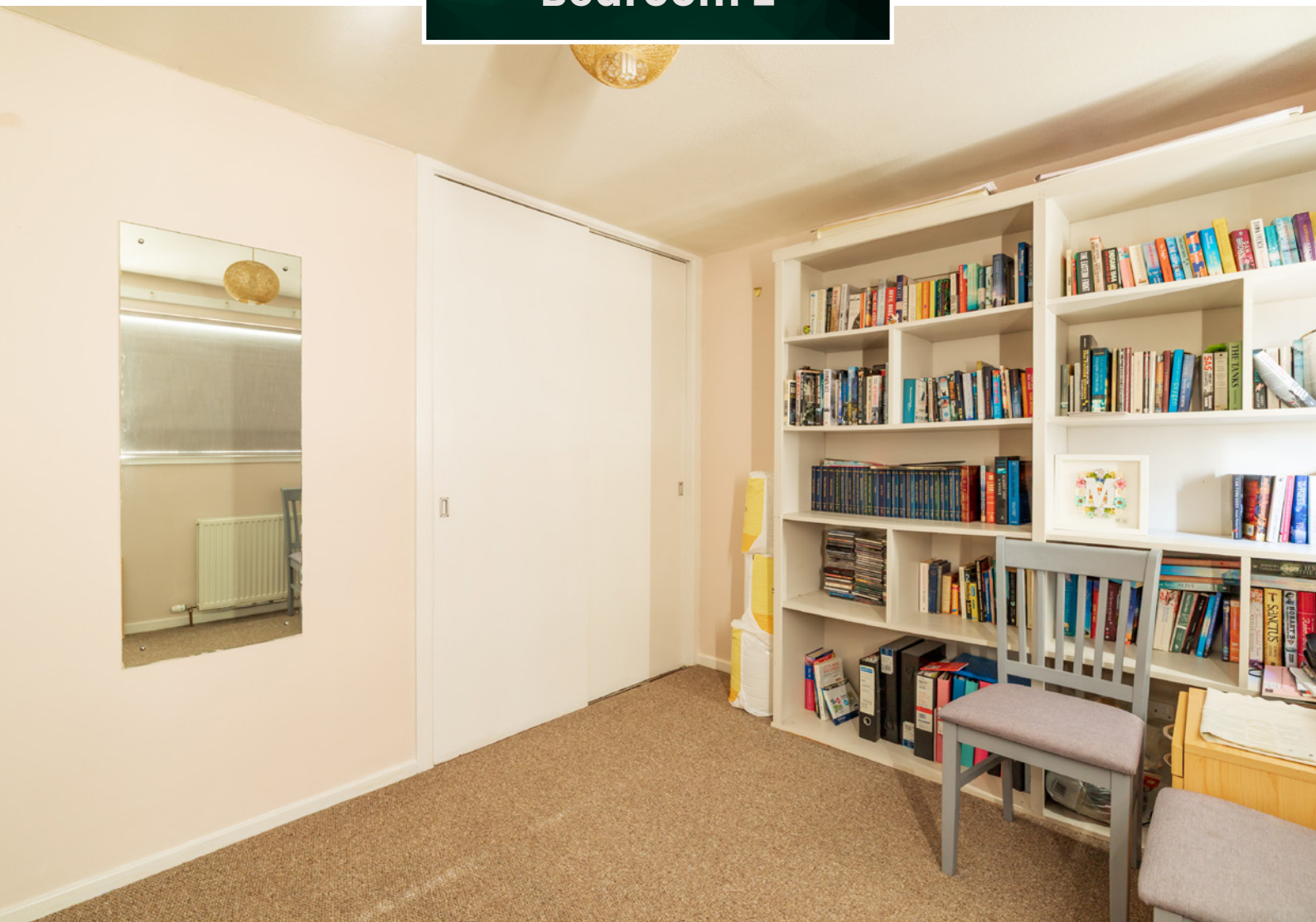


Upstairs, both bedrooms are generous doubles with built-in wardrobes, while the bathroom has been upgraded with a fresh, contemporary finish. Storage has been thoughtfully designed throughout the home, including a handy vestibule cupboard, under-stair storage and loft access.

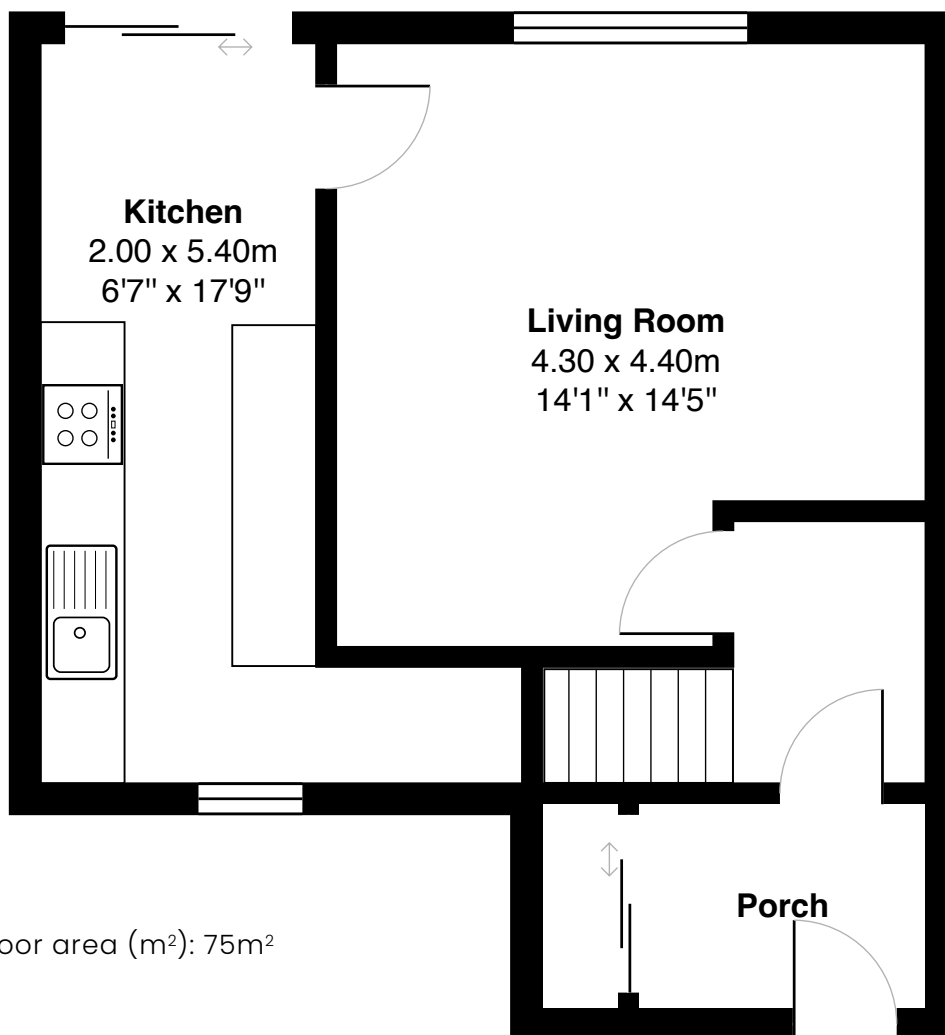
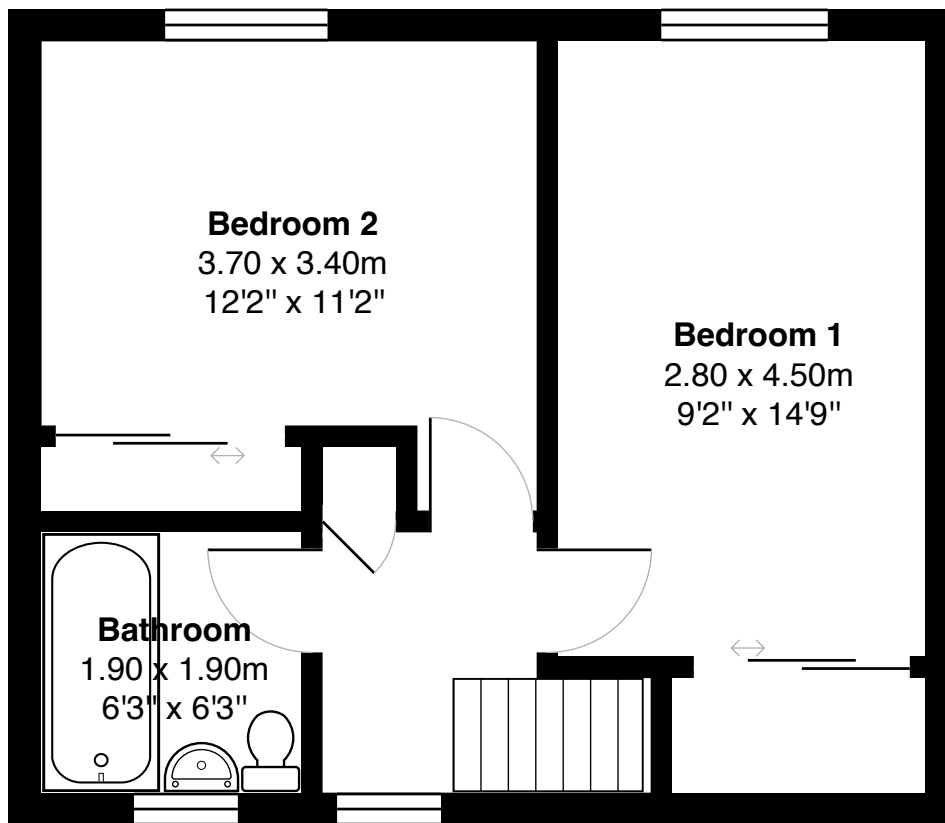




Bedroom 2







Gross internal floor area (m²): 75m²

EPC Rating: D



The outdoor space is equally appealing. The landscaped rear garden offers a private and secure space with a patio seating area, lawn, raised beds and mature shrubs, while the front garden is neatly maintained and welcoming.



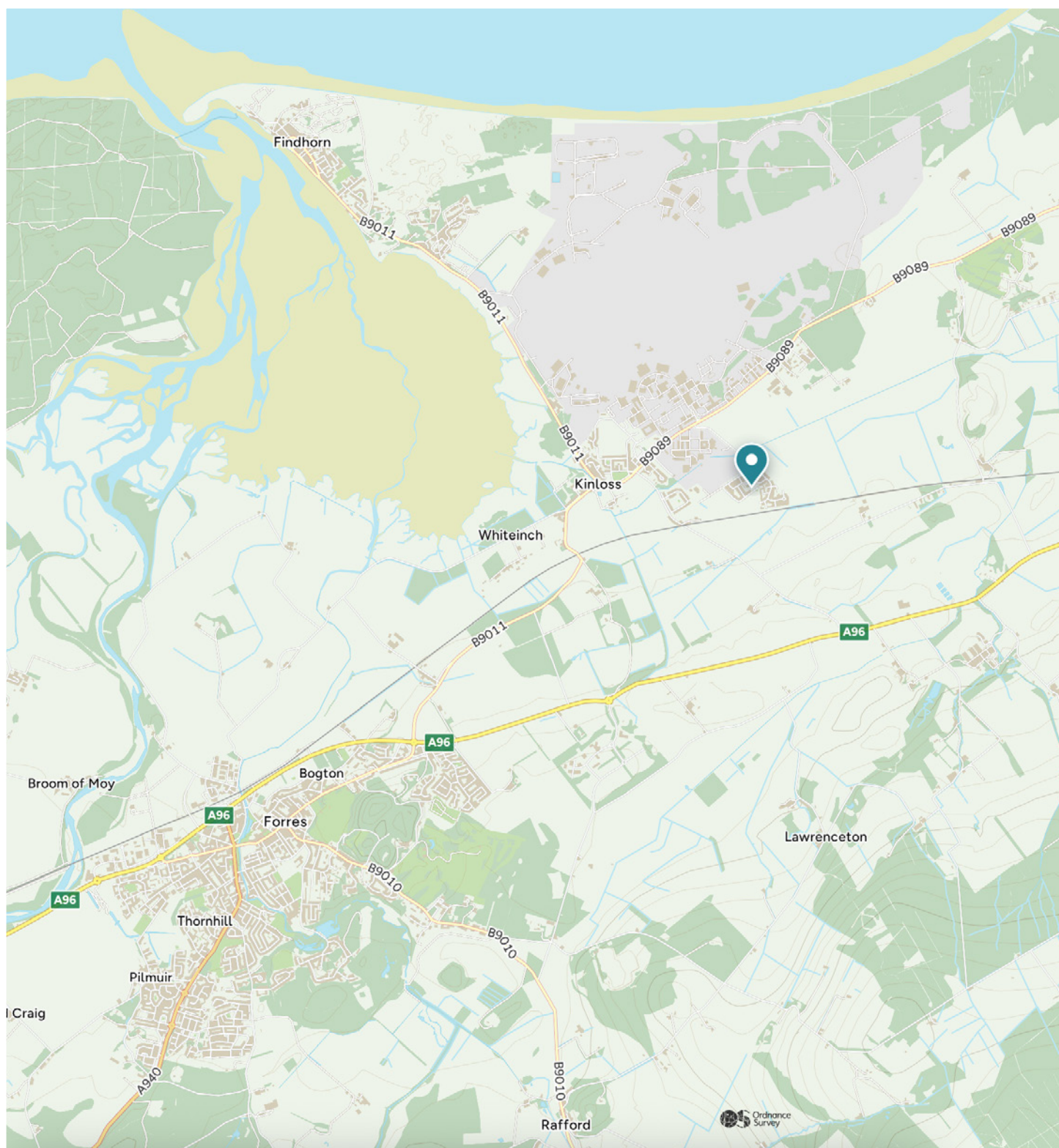


FINDHORN BAY

Located in the heart of Kinloss, this property benefits from a range of local amenities including a primary school, convenience stores, a petrol station, and a Post Office. The nearby village of Findhorn offers a spectacular beach and marina, just a few minutes' drive away. The historic town of Forres is also close by, providing a secondary school, retail shops, a swimming pool, leisure centre, golf course, and medical centre. Kinloss is a popular area known for its friendly and welcoming community. Local parks and common areas are well maintained, making it an ideal location for family walks and outings with pets.

The village also provides easy access to the stunning Moray Coast, offering scenic walks along sandy and pebbled beaches and the chance to spot local wildlife including dolphins and seals along the rugged coastline.

Transport links are excellent, with the A96 nearby providing direct routes to Aberdeen, approximately 74 miles east, and Inverness, around 24 miles west. Both cities offer excellent rail and bus services, along with UK and international flights from Aberdeen and Inverness Airport.



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