



8 Russell Brae Dyke, IV36 2TJ



We are delighted to present this spacious 3 Bedroom Mid-Terraced property located within the popular village of Dyke.

Dyke is situated approximately four miles west of Forres. Its facilities include a well-respected primary school, village hall and local church. The historic National Property of Brodie Castle is only a mile away and the area affords many local walks. The coast at Nairn and Findhorn with wonderful beaches is only a short distance. Forres, and also nearby Nairn, offer a wide range of services and facilities to include primary and secondary schools, shops, supermarkets, professional services, hotels, restaurants and benefits from travel links by road, rail and Inverness Airport at Dalcross is only 45 minutes by car.

Accommodation comprises; entrance vestibule, hallway, lounge, kitchen/diner, downstairs bedroom. 1st floor provides 2 further bedrooms, family bathroom and shower room. Front & Rear Enclosed Gardens, Timber Shed for storage. Shared Parking.

An internal viewing is strongly recommended to appreciate this spacious home.

EPC Rating Band "F"

OFFERS OVER £140,000

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

Entrance Vestibule – 2'11" (0.87m) x 3'3" (0.98m)

Entrance to the property is through a uPVC door with oval glass panel insert providing access to the vestibule.

The vestibule has a ceiling light fitting and tiled flooring with recess matting. Glass panel door leads to the hallway.



T-Shaped Hallway – 9'4" (2.84m) x 5'11" (1.8m) extends to 8'8" (2.64m) x 2'10" (0.85m)

Pendant light fitting, smoke alarm, carpet to the floor, single power point. Wall mounted electric radiator. BT point. Staircase to the 1st floor accommodation with built-in cupboard which provides access to the fuse box. Doors lead to the lounge and downstairs bedroom.



Lounge – 14'1" (4.29m) x 16'4" (4.98m)

Superb bright and spacious lounge with a large uPVC double glazed window with vertical blinds, curtain pole and hanging curtains which overlooks the front aspect. 3 bulb ceiling light fitting, smoke alarm and artex papered ceiling. Carpet to the floor, TV and various power points. Electric radiator. Focal point of the room is fireplace with a dimplex electric fire and marble hearth. Door to the kitchen/diner.



Kitchen/Diner – 16'4" (4.98m) x 9'9" (2.96m)

Fitted kitchen with white gloss wall mounted cupboards and base units with a roll top work surface and matching back splash. Integrated appliances include an under counter electric oven, 4 ring hob and built-in overhead extractor hood. Ceramic Sink with chrome mixer tap and drainer. Under counter space for a washing machine and freestanding space for a fridge/freezer. Various power points, ceiling light fitting, heat detector, upright radiator, wood effect vinyl to the floor. uPVC double glazed window with a roller blind overlooks the rear aspect. The dining area has a further 4 recess bulb light fittings to the ceiling, uPVC window with roller blind and door access to the garden.



Bedroom 1 – 9'4" (2.84m) x 11'11" (3.62m)

Downstairs double bedroom with a pendant light fitting, radiator, carpet to the floor, two double power points and a built-in double wardrobe fronted by mirror sliding doors provides part shelf and hanging storage. uPVC double glazed window overlooks the rear aspect.

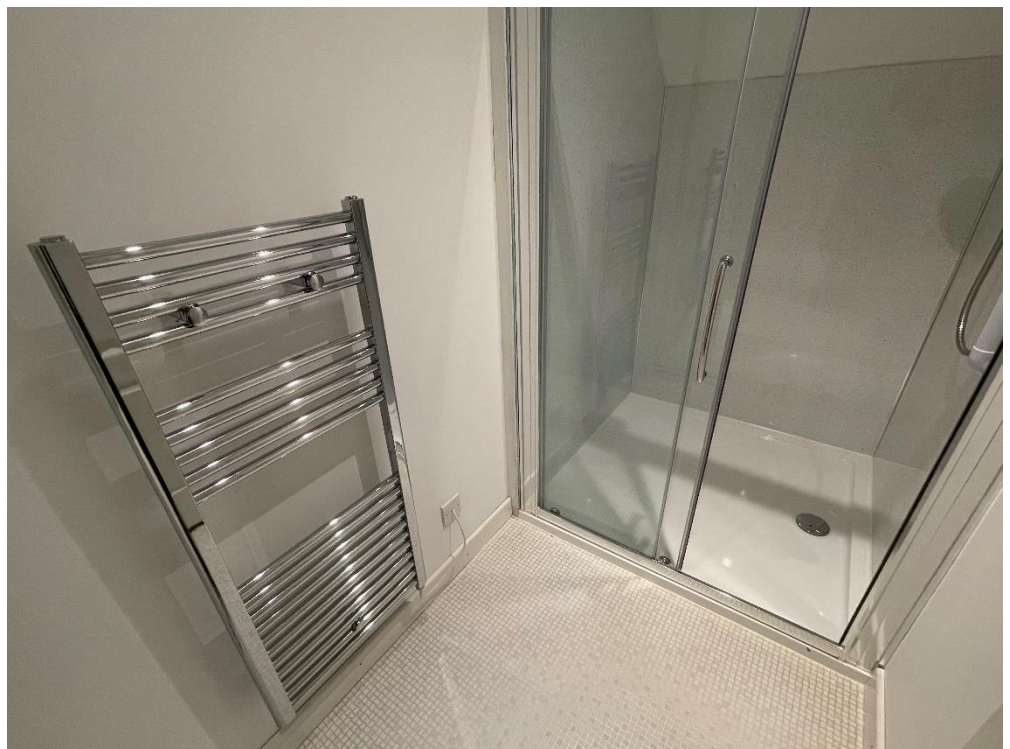


Staircase & Landing

A carpeted staircase with a wooden balustrade and spindles leads to the 1st floor accommodation. On the half landing there is a pendant light fitting and double-glazed window overlooking the front aspect. The landing has a further pendant light fitting, smoke alarm, heat detector, single power point, carpet to the floor. Built-in cupboard provides access to the loft eaves and to the hot water tank. Doors lead to the two bedrooms, family bathroom and shower.

Shower room – 8'11" (2.72m) x 4'1" (1.23m) plus wardrobe storage

Practical walk-in shower enclosure with low lying shower tray, wet wall finish to the walls, electric mirror sport shower and glass retractable shower screen doors. Built-in shelved cupboard storage which is fronted by mirror sliding doors. 3 recess halogen spotlights to the ceiling, chrome heated towel rail and vinyl to the floor.



Bedroom 2 – 11'11" (3.62m) x 9'8" (2.94m)

Double bedroom with a pendant light fitting, two double power points, wall mounted dimplex radiator, carpet to the floor and built-in double wardrobe fronted with mirror sliding doors provides part shelf and hanging storage. uPVC double glazed window with pelmet and hanging curtains to the rear aspect.



Family Bathroom – 8'6" (2.59m) x 5'1(1.54m)

Large 3-piece bathroom suite comprising of a low-level W.C, pedestal wash handbasin with chrome taps and wall mounted overhead mirror. Bath with chrome taps and ceramic tiled splash back around the sanitary ware. uPVC obscure double-glazed window with roller blind. 4 bulb strip light fitting, coved ceiling and vinyl to the floor.



Bedroom 3 – 13'0" (3.96m) x 7'5" (2.25m)

Small double bedroom with a pendant light fitting, double power points, wall mounted dimplex radiator, carpet to the floor. uPVC double glazed window with hanging curtains to the front aspect.



Front & Rear Enclosed Gardens

The front garden is retained within a walled boundary with wrought iron gate for access. Paved pathway leads to the front door and to the side access through the enclosed shared path. The garden is of low maintenance with decorative paving stones, stone chips and a flower bed at one side.

The rear garden is enclosed within timber and wire fencing with gate access to the side communal path and further gate to the rear. Paved pathways wrap around the property providing areas to outside patio. Large area to grass with areas to planting and timber decking to the corner. Timber shed for storage. Rotary dryer, outside tap and stepped access to the kitchen.



Note 1 – All fitted floor coverings, light fittings, blinds, curtains and integrated appliances are included in the sale.

Note 2 – The washing machine is not included.

Council Tax Band "B"



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.
