



## **Thistledown, 5 Fyrish Road FINDHORN, IV36 3YT**



We are delighted to offer this Spacious 3 Bedroom Detached Bungalow with lovely wrap around garden, set within a quiet cul-de-sac location within the popular seaside village of Findhorn.

The seaside village of Findhorn is focused around the bay with a hive of activities, watersports and sailing. The sandy beaches form a major attraction for the sports enthusiast and there is a good variety of cafes, eateries and pubs to choose from with local entertainment.

Accommodation comprises; Entrance Porch, Hallway, Lounge Diner, 3 Double Bedrooms and a Shower Room. Further benefits include front, side and rear garden with lean-to Greenhouse, timber shed, Single Garage and rear workshop.

An internal viewing is strongly recommended.

EPC Rating Band "E"

### **FIXED PRICE £360,000**

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



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**Entrance Porch – 5'4" (1.62m) x 5'10" (1.77m)**

Entrance to the property is via a composite door with a stained-glass obscure window and uPVC double glazed side window with opaque glass. Single pendant light fitting to the ceiling, solid wood flooring, built-in cupboard which provides access to the fuse box, has part shelf and hanging storage. Wood door with obscure glass and matching side window provides access to the hallway.

**Hallway – 22'8" (6.9m) x 5'9" (1.75m) narrowing to 3'4" (1.01m)**

Two pendant light fittings, smoke alarm, heat detector and loft access. Two single power points, double radiator, wall mounted bell chime, thermostat control panel and wood flooring. Built-in cupboard with part shelving for storage. Multi-panel glass door to the Lounge and kitchen. Further doors to the bedrooms and Shower room.



**Lounge Diner – 11'3" (3.42m) x 24'0" (7.31m)**

Fabulous sized open plan lounge diner which provides ample space for a relaxing seating area and good space for a dining table and chairs. Two 3 bulb ceiling light fittings, artex ceiling finished with coving, various power points, tv point, heat detector and a double radiator. Carpet to the floor. Two full size floor to ceiling styled uPVC double glazed windows; both with vertical blinds, curtain poles and matching curtains to the front and rear aspect. Focal point is an electric fireplace with wood surround and tile effect hearth.









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**Kitchen – 12'1" (3.68m) x 9'10" (2.99m)**

Lovely, fitted kitchen with a range of wall mounted cupboards, glass display cabinets and under unit lighting. Base units with a rolltop worksurface and tiled splashback to the walls. Integrated appliances include an eye level oven and microwave, electric hob with stainless steel and glass chimney style extractor hood, slimline dishwasher, washing machine, fridge/freezer and 1 ½ ceramic sink with mixer tap and drainer. Various power points, double radiator, 5 bulb strip light fitting, heat detector and tile effect vinyl to the floor. uPVC double glazed window with vertical blind overlooks the rear garden. uPVC double glazed door with obscure glass provides access to the lean-to-greenhouse.





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**Bedroom 1 – 9'11" (3.02m) x 11'9" (3.57m)**

Double bedroom with a pendant light fitting, artex ceiling, carpet to the floor, double radiator, Double and two single power sockets. Tv aerial. uPVC double glazed window with hanging curtains overlooks the rear aspect.



**Bedroom 2 – 9'11" (3.02m) x 11'8" (3.55m)**

Double bedroom with a pendant light fitting, artex ceiling, double radiator, Tv point and double and single power points. Carpet to the floor. Built-in double wardrobe which provides part shelf and hanging storage. uPVC double glazed window with vertical blinds, brushed curtain pole and hanging curtains which overlooks the front aspect.





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**Bedroom 3 – 7'11" (2.4m) x 13'9" (4.18m)**

Double bedroom with a 4-halogen bulb strip light fitting, artex ceiling finished with coving, single radiator, single power point and vinyl to the floor. Built-in double wardrobe provides part shelf and hanging storage. uPVC double glazed window with vertical blinds, brushed curtain pole and hanging curtains which overlooks the front aspect.



**Shower Room – 6'2" (1.87m) x 9'11" (3.02m)**

Low level W.C, pedestal wash and basin with chrome taps and ceramic tiled splashback to the walls. Wall mounted mirror, glass shelf and chrome accessories. Walk-in shower enclosure with mains operated shower, full height tiling and glass retractable screen doors. Wall mounted vanity cupboard, 3 bulb ceiling light fitting, tiled floor, white heated towel rail and obscure uPVC double glazed window to the rear aspect.





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### **Greenhouse – 6'4" (1.92m) x 24'3" (7.37m)**

Fully glazed greenhouse with sliding door at either end. Two wall mounted light fittings, external power socket, paved flooring. Access to the kitchen.

### **Front, Side & Rear Gardens**

The front and side of the property is enclosed within a wall boundary with two wrought iron gates for access. Mainly laid to lawn with established trees and plants. A further timber gate secures the front and side.



The rear garden is full enclosed within a part wall and hedge boundary. With wrought iron gate and timber gate enclosing the sides. Mainly laid to patio with a decorative pathway and stone chip border leading to the garage and timber shed. Established seated pergola, raised planters around the perimeter, with established trees, shrubs and flowers. The oil-fired boiler is located to one side of the greenhouse along with an outside tap. The oil tank is positioned opposite the shed.











**Garage – 10'5" (3.17m) x 17'6" (5.33m) & Workshop – 6'11" (2.1m) x 10'5" (3.17m)**

The workshop is entered through a metal door at the rear of the property. This room has a strip light fitting, further pendant light, 2 double power sockets, area to workbench and window to the side. Wall mounted shelving and cupboard storage, concrete floor.

Door to the garage with a roller door to the driveway, two side glazed windows, strip light fitting, 2 double power sockets, concrete floor, breeze block walls and timber roof.

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

Council Tax Band "E"

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**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.

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

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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