



Braemoray, 147 Findhorn, IV36 3YF



We have great pleasure in offering this fabulous 4 Bedroom Family Home which enjoys a central position within the village of Findhorn. The property is only a short stroll to the beautiful sandy beaches, local shops and restaurants.

The Historical Findhorn village is focused around the bay, with one of the major sailing and water sports centres offering a variety of activities. The eco-village at The Park, Findhorn, is nearby with a local bus and cycle path which runs from Findhorn to the neighbouring Town of Forres.

Accommodation comprises; Entrance Vestibule, Hallway, Lounge, Kitchen/Diner, Utility, Shower Room, Two Bedrooms and Bathroom on the Ground Floor. Further Two Bedrooms on the 1st Floor.

The property offers generous accommodation across two floors and has the unique advantage of a large Enclosed Garden, Parking and Single Garage. Outside Timber Storage Sheds, Oil Central Heating and Double Glazing,

An internal viewing is strongly recommended.

EPC Rating Band "F"

OFFERS OVER £550,000

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

Entrance to the property is through double wooden doors providing access to the vestibule.

Vestibule – 6'4" (1.92m) x 4'2" (1.26m)

Ceiling light fitting, wood linings to the walls, wall mounted coat hooks and decorative tiling to the floor. Single glazed arch shaped window with wooden shelf overlooks the front aspect. Double doors with opaque glass leads to the hallway.

L-shaped Hallway – 16'11" (5.16m) x 3'7" (1.08m) extends to 16'3" (4.96m) x 3'5" (1.03m)

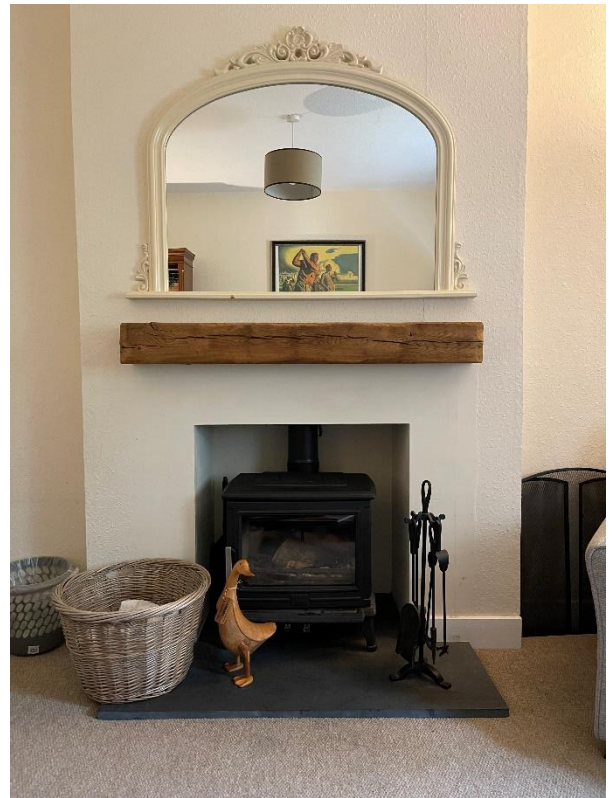
Recess spotlights to the ceiling, Loft access, two single power points, single radiator, carpet to the floor. Thermostat control panel. uPVC double glazed window to the front aspect with wooden shelf and curtain concealing the fuse box. Doors to the Lounge, Kitchen, Bedroom and Bathroom. Staircase to the 1st floor accommodation.



Lounge – 14'3" (4.34m) x 12'0" (3.66m)

Nicely presented lounge with traditional high ceilings and deep-set skirtings. Pendant light fitting, 2 double radiators, carpet to the floor. uPVC double glazed window with curtain pole and hanging curtains overlooks the front aspect. Focal point of the room is fireplace with a wood burning stove on a slate hearth and wooden mantle. Carbon monoxide alarm, Tv and various power points. Door to Bedroom 1.





Bedroom 1 – 14'6" (4.42m) x 14'1" (4.29m)

Large double bedroom with a pendant light fitting and further wall mounted reading light. Smoke alarm, large double radiator, carpet to the floor, various power points and two double glazed windows; one which overlook the rear aspect with curtain pole and hanging curtains the other to the side with matching curtains and a roller blind. Closed in Fireplace with tiled insert, feature shelf and surround.



Bedroom 2 – 12'10" (3.91m) x 10'0" (3.05m)

Double bedroom with a pendant light fitting, smoke alarm, double radiator, carpet to the floor, uPVC double glazed window with curtain pole and hanging curtains overlooks the rear aspect. Various power points.



Kitchen /Diner – 9'10" (2.99m) x 11'11" (3.62m) plus door access

Modern fitted kitchen with a range of wall mounted cupboards with under unit lighting and base units with a roll top worksurface which is complimented by a ceramic tiled splashback to the walls. Integrated appliances include an eye level single oven and microwave oven, hob with stainless steel chimney style extractor hood, fridge/ freezer, dishwasher and stainless-steel sink with chrome mixer tap and drainer. Recess halogen spotlights to the ceiling. Double radiator, various power points and vinyl to the floor. Double glazed window with roller blind to the rear aspect. Door to the utility room.



Dining Room - 14'5" (4.39m) x 13'8" (4.16m)

Dining room has a smoke alarm, pendant light fitting, 2 further wall mounted lights, 2 double radiators, various power points, BT point, wood flooring. Recessed alcove with shelved and cupboard storage. Sash and case double glazed windows with hanging curtains to the front aspect.



Utility Room – 6'0" (1.82m) x 4'10" (m1.46)

Single base unit with an undercounter washing machine. Built-in cupboard storage. Two halogen bulb ceiling light fitting, heat detector, single radiator and laminate wood flooring. Door with double glazed window, lower filled panel and side window provides access to the side. Extractor fan, double and single power point. Further door to the Shower room.



Shower Room – 5'11" (1.8m) x 6'11" (2.1m)

Modern fitted shower room with a low-level W.C, wall mounted vanity sink with chrome mixer tap and tiled splash back to the wall. Walk-in shower enclosure with low shower tray, full height tiling to the wall, mira sport electric shower and retractable shower screen doors. Recess halogen spotlights to the ceiling, extractor fan, chrome heated towel rail, chrome accessories and uPVC obscure window to the side aspect.



Bathroom – 8'8" (2.64m) x 7'9" (2.35m)

Large family bathroom with a low-level W.C, pedestal sink with chrome taps, tiled splashback with display shelf and wall mounted mirror. Bath with chrome taps, decorative splash back tiling, grab rail, mira sport electric shower and glass shower screen. Double radiator, shaver point, chrome accessories and wood effect vinyl to the floor. Dimplex electric heater. uPVC obscure double-glazed window to the rear aspect. Wood linings to the ceiling with recess halogen spotlights and extractor fan.



Staircase & Landing

A carpeted closed in staircase with wall mounted handrail leads to the 1st floor accommodation. The landing has carpet to the the floor, pendant light fitting and a double radiator. A velux window provides natural light over the area. Doors to Bedroom 3 and 4.

Bedroom 3 – 14'10" (4.52m) x 11'1" (3.37m)

Large double bedroom with a pendant light fitting, smoke alarm, small loft access, large double radiator and carpet to the floor. Various power points. uPVC double glazed window with hanging curtains to the front aspect. Built-in cupboard provides part shelf and hanging storage.



Bedroom 4 – 10'5" (3.17m) x 8'3" (2.51m)

Double bedroom with a pendant light fitting, smoke alarm, small loft access, single double radiator and carpet to the floor. Various power points. uPVC double glazed window with hanging curtains to the front aspect. Built-in cupboard provides part shelf and hanging storage.



Gardens

The garden is positioned across the lane and is partially enclosed within a wire fence with established shrubs and buses around the perimeter line. Secure double timber gates provide access. The garden is mainly laid to lawn with trees and shrubs. Access to the workshop at the rear of the garage.



Garage & Driveway

The property is accessed on the shared lane to an opening where there is parking and a single detached garage. The garage has a single and double concertina door for access.



Storage Sheds

Within the side enclosed garden there is a number of timber storage sheds which are secured within the plot by a wall and timber gate. A pathway leads to the utility rear door which has assisted handrails for easy access.



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

Council Tax Band "F"

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.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

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Please call 01309 696296 for an appointment.
