



2 Fyrish Road Findhorn, IV36 3YT



We are delighted to offer this fabulous 4 Bedroom Detached Property with large private garden which is located within a quiet cul-de-sac in Findhorn.

The property provides spacious living accommodation which comprises; Entrance Garden room with Further access to the Integral Garage. Hallway leading to the Lounge, Kitchen/Diner, Utility, Bathroom and Downstairs Bedroom. Staircase to the 1st Floor which leads to the 3 Further Double Bedrooms and Shower Room. Further benefits include Oak doors, Central Heating, Wood Burning Stove, Double Glazing, Large Wrap around Private Garden and Driveway for Off Road Car Parking.

An Internal viewing is strongly recommended.

EPC Rating Band "E"

OFFERS OVER £440,000

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

Entrance Garden Room - 9'5" (2.86m) x 13'3" (4.03m)

Fabulous bright entrance which invites you to see from the front of the property to the rear aspect through the large windows and doors making this space a great way to enjoy the garden from the inside. Two ceiling light fittings with painted wood linings to the ceiling. Double radiator, tiled flooring and three double power points. Doors lead to the hallway and to the Garage.



**Hallway – 19'2" (5.84m) x 4'8" (1.41m)
extending to 9'3" (2.81m) x 6'10"
(2.07m)**

Spacious hallway with continued tiled flooring from the entrance inviting you into the main living accommodation. Lovely ambience with 3 recess lights to the ceiling, coved ceiling, smoke alarm, single and double power radiators. Various power points. Open plan staircase to the 1st floor accommodation with an area to storage, BT and power point. Doors give access to the Lounge, Kitchen, utility, Bathroom and Bedroom.

Lounge – 13'11" (4.23m) x 13'11" (4.23m)

Well-presented lounge which has large sliding uPVC Patio doors which overlook the side garden and drawing in natural light to the room. Recess halogen spotlights to the ceiling operated on a dimmer switch, ornate coving, carpet to the floor, TV and various power points. Focal point of the room is a recessed wood burning stove with a slate hearth and wood surround. Recess shelving. Double radiator.



Kitchen/Diner – 9'11"(3.02m) x 21'3"(6.48m)

Superb family dining kitchen with a good range of wall mounted cupboards and glass display cabinets with under unit lighting and base units with a roll top worksurface and co-ordinating up stand. Integrated appliances include and under counter electric double oven, 5 ring gas hob with stainless steel splashback and Integrated overhead extractor hood. Built-in Fridge, dishwasher and 1 ½ sink with chrome mixer tap and drainer. Glass display shelves, Recess light fittings, coving and heat detector. TV and various power points, double radiator and uPVC window with venetian blinds to the rear aspect, further uPVC door with full height glass and matching side window provides access to the garden. Large area to dining table and chairs with a further pendant light fitting. Tiled flooring throughout.





Utility Room – 9'10" (2.99m) x 5'1" (1.54m) narrows to 3'2" (0.96m) within the storage.

Practical utility with a superb amount of built-in storage. Corber base unit with under counterspace for a washing machine and tumble dryer. Dual sink with mixer tap and stainless steel splashback. uPVC obscure window to the rear aspect. Wood linings to the ceiling. Various power points, double radiator and wood effect tiled floor.

Family Bathroom – 6'3" (1.89m) x 9'10" (2.99m)

4-piece suite comprising a fitted Bath with built-in surround lighting, low level W.C, wall mounted wash hand basin with chrome mixer tap, corner shower enclosure with mira sport electric shower, shower tray full height tiling to the walls and shower screen doors. Mid height tiling to the remainder walls and floor. Obscure uPVC double glazed window with day and night roller blind. Chrome heated towel rail. Wall mounted mirror.



Bedroom 4 – 8'10" (2.69m) x 11'9" (3.57m)

Double bedroom with a pendant light fitting, coved ceiling, carpet to the floor, double radiator, BT, TV and various double and single power points. Window with venetian blinds, curtain pole and hanging curtains overlooks the front aspect.

Staircase & Landing – 10'5" (3.17m) x 3'0" (0.91m)

Open plan carpeted staircase with painted balustrades and spindles leads to the 1st floor landing. The ½ landing has a double power point and uPVC window which overlooks the front aspect. Two recess light fittings, partial coving, smoke alarm and two single power points. Built-in cupboard storage with shelving and hanging rail. Doors to the 3 bedrooms and shower room.



Bedroom 1 – 11'11" (3.62m) x 10'9" (3.27m)

Large master bedroom with recess halogen spotlights to the ceiling, double radiator, carpet to the floor, various power points. Wall to wall of built-in wardrobes fronted by mirror sliding doors for storage. Loft access within the wardrobe through a moveable panel. uPVC window with chrome curtain pole and hanging curtains overlooks the side aspect.



Bedroom 2 – 13'8" (4.16m) x 8'5" (2.56m) extending to 9'4" (2.84m) within the recess/max measurement

Double bedroom presented as a Twin room with strip light fitting, carpet to the floor, small double radiator, various power points, velux window with integrated blind overlooks the rear aspect, further uPVC window to the side with hanging curtains. Built-in wardrobe providing hanging storage.



Bedroom 3 – 9'1" (2.76m) x 10'1" (3.07m) extending to 13'6" (4.11m) max measurement

Double bedroom with a strip light fitting, carpet to the floor, double radiator, various power points, large dormer window with a roller blind that overlooks the front aspect.



Shower Room – 8'5" (2.56m) x 6'11" (2.1m)

Low level W.C, wall mounted wash hand basin with chrome mixer tap, corner shower enclosure with a mains operated shower, shower tray, wet wall finish and retractable shower screen doors. Ceiling light fitting, extractor fan, coved ceiling, wall mounted medicine cabinet and chrome accessories. Tiled flooring and chrome heated towel rail. uPVC double glazed window with a day and night blind overlooks the rear aspect.

Front & Rear Garden

The house sits on a large plot with beautifully maintained gardens which are accessed from the kitchen and garden room. Stone chip pathway provides access around the property. The garden is mainly laid to lawn with flower beds and a variety of established trees, plants and shrubs. Retained within a part fence, hedge and dyke wall for security and privacy. The front garden is laid to stone chips for low maintenance and has a side gate providing access to the side garden.

Large timber shed for storage with wood store.



Driveway & Garage – 14'3" (4.34m) x 17'8" (5.38m)

Stone chip driveway to provide off road car parking. Up and over door to the front aspect gives access to the spacious single garage. Obscure glazed window to the rear aspect and service door into the house. Internal tap, concrete floor and breeze block walls, 2 strip light fittings, work bench, fitted shelving, various power points, fuse box and boiler. Silver Fridge/Freezer included in the sale.

Council Tax Band "E"

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