



## **Fabians House**

### **Brodie, IV36 2TD**



We are delighted to present this 3 Bedroom Detached Bungalow which is located on the outskirts of Brodie.

The property enjoys enviable views to the surrounding fields and countryside from the rear of the property. The property is well located for commuting on the A96 to either Inverness or Aberdeen.

Accommodation comprises, entrance porch, hallway, lounge, kitchen/diner, w.c, bathroom/w.c,3 bedrooms; of which one has a walk-in shower. Driveway and enclosed gardens.

Further benefits include electric central heating, solar panels, uPVC windows and doors. Floored loft and shed.

An internal viewing is strongly recommended.

EPC Rating Band "B"

## **OFFERS OVER £215,000**

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

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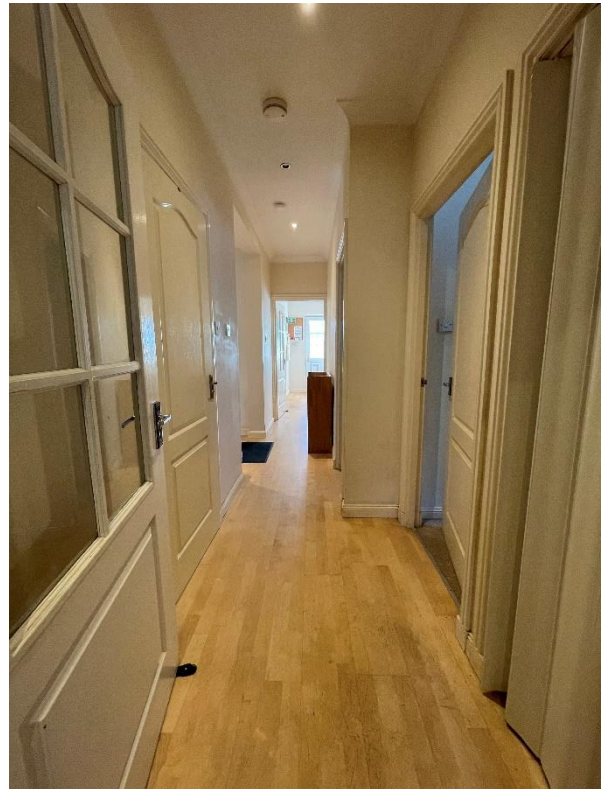
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### **Entrance Vestibule – 4'9" (1.43m) x 4'2" (1.26m)**

Entrance to the property is through a uPVC door with obscure glazed panel insert. The vestibule has recess halogen spotlight to the ceiling, coved ceiling, dimplex storage radiator, wood flooring, double power point and wall mounted coat hooks. Door with glazed panels leads to the hallway.

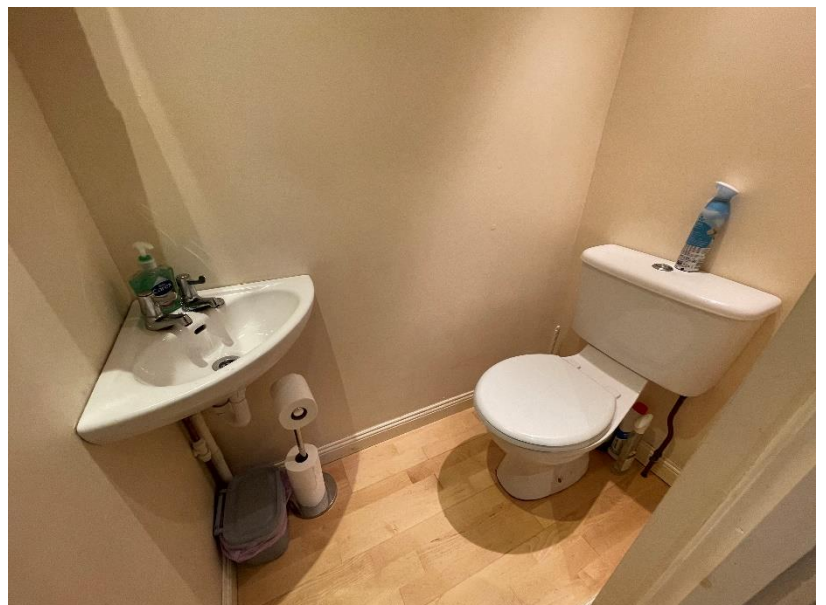
### **Hallway – 4'2" (1.26m) x 16'5" (5m) extends to 9'10" (2.99m) x 5'4" (1.62m)**

5 recess halogen spotlights to the ceiling, heat detector, smoke alarm and coved ceiling. Wood flooring. Built-in cupboard with concertina door houses the consumer unit and controls for the solar panels. Further cupboard houses the mega-flow tank and is commonly used as an airing cupboard. Doors lead to the W.C, lounge, kitchen/diner, 3 bedrooms and bathroom. Double power point, radiator, loft access via ramsay ladder to the floored attic space.



### **Cloakroom – 4'10" (1.46m) x 2'7" (0.77m)**

Low level w.c, corner wash hand basin with chrome taps, 2 recess halogen spotlights plus further extractor light, wall mounted vanity cupboard and wood flooring.



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**Lounge – 14'7" (4.44m) x 14'2" (4.32m)**

Bright and airy lounge which enjoys fabulous views of the countryside and draws in lots of natural light. Recess halogen spotlights to the ceiling, heat detector, smoke alarm and covered ceiling. Carbon monoxide alarm. Storage and electric radiators. Bt, Tv and various power points. Focal point of the room is a freestanding fireplace. Double full height glass patio doors lead out to the rear garden. uPVC window overlooks the side aspect. Further glass panel door leads to the hallway.



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**Kitchen/Diner – 11'6" (3.5m) x 14'3" (4.34m)**

Fitted kitchen with a range of wall mounted cupboards and base units with a roll top worksurface and ceramic tiled splash back to the walls. Stainless steel sink with mixer tap and drainer. Stoves electric oven, hob and overhead extractor hood. Space for a washing machine and undercounter fridge or dishwasher. Recess halogen spotlights to the ceiling, coved ceiling and heat detector. Wood flooring, large radiator, BT and various power points. uPVC double glazed windows to the front and side aspect. Secure uPVC door with glazed panels overlooks the side patio. Double doors open into the lounge.







**Bathroom - 7'10" (2.38m) x 6'9" (2.04m)**

Low level w.c, pedestal wash hand basin with chrome taps and part tiled splash back to the wall. Wall mounted medicine cabinet. Bath with chrome taps and mains operated shower overhead. Tiled walls around the bath and retractable shower screen. 3 recess halogen spotlights plus a further extractor light to the ceiling. Obscure uPVC double glazed window to the rear aspect. Chrome accessories. Dimplex radiator.

**Bedroom 1 – 11'3" (3.42m) x 11'6" (3.5m)**

Double bedroom with 3 halogen bulb strip light fitting, carpet to the floor, dimplex electric radiator, TV and various power points. Built-in double wardrobe fronted by mirror sliding door provides access to the shower to one side and to storage on the right. (Walk-in shower has a shower tray with wet wall finish to the walls, mains operated shower and shower screen) uPVC double glazed window with hanging curtains overlooks the rear aspect.



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### **Bedroom 2 – 9'6" (2.89m) x 9'0" (2.74m)**

Double bedroom with 3 halogen bulb ceiling light fitting, carpet to the floor, dimplex electric radiator, TV and various power points. Built-in double wardrobe fronted by mirror sliding door provides part shelf and hanging storage. uPVC double glazed window with hanging curtains overlooks the front aspect.



### **Bedroom 3- 11'0" (3.35m) x 7'9" (2.35m) plus door access**

3 halogen bulb ceiling light fitting, carpet to the floor, dimplex electric radiator, various power points. Built-in wardrobe fronted by concertina door provides part shelf and hanging storage. uPVC double glazed window with hanging curtains overlooks the front aspect.



### **Garden**

The property is enclosed within a timber and wire fence to side and rear with secure timber gate access to the side entrance door. The rear garden is mainly laid to lawn with established trees, shrubs and apple tree. The stunning views at the back of the property are of the beautiful countryside. There is an area at the side of the property laid to paved patio which is enclosed within a fence boundary and accessed from the kitchen diner.

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### Driveway

The driveway provides ample off-road car parking. The front is partially enclosed within a timber fence. To the corner is a wooden shed for storage. Secure gate provides access to the side entrance.



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Note 1 –

All fitted floor coverings, light fittings, curtain poles and curtains are included in the sale.

The rugs are not included.

Council Tax Band “C”



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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.

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

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