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12 Davidson Place, Dyke, IV36 2AE



This splendid four bedroom detached house with large double garage is located in a quiet cul-de-sac in this popular rural village close to Forres. Enjoying open farmland views and with a footpath directly to the village primary school the property has a large, well maintained and private rear garden and a paved driveway with space for up to six cars along with a caravan/campervan.

DETACHED HOUSE (FREEHOLD)
IMMACULATELY PRESENTED
KITCHEN/DINING/FAMILY ROOM
SEPARATE LOUNGE
FOUR BEDROOMS
THREE BATHROOMS (One en-suite)
IDYLIC SEMI-RURAL LOCATION
PRIVATELY ENCLOSED GARDENS
AIR SOURCE HEAT PUMP
DOUBLE GLAZING
FLOORED LOFT SPACE
WOOD BURNING STOVE
FIBRE TO DOOR BROADBAND
SOLAR PANELS WITH STORAGE BATTERY
DOUBLE GARAGE
ELECTRIC CAR CHARGING POINT
GREENHOUSE
STUNNING VIEWS OVER OPEN COUNTRYSIDE
LARGE DRIVEWAY
COUNCIL TAX BAND F
EPC RATING A

Offers Over
£480,000

This executive four bedroom detached house is immaculately presented and finished to an exceptionally high standard throughout. Benefitting from stunning views spanning over open fields and countryside this gem of a home is a truly rare find.

The property is located in the scenic village of Dyke boasting a quaint Church and Village Hall which hosts various community activities and events. The village provides an idyllic semi-rural feel with a plethora of scenic woodland walks, horse riding and cycle tracks located on the doorstep. The iconic Macbeth's Hillock, thought to be the setting of Macbeth's meeting with the witches in Shakespeare's play is also within close proximity along with the historic Brodie Castle, Culbin Forest and River Findhorn.

Within a five mile drive is the Royal Burgh of Forres which has a vibrant High Street, a wide range of bespoke shops, cafes, restaurants, health centre, schools and a swimming pool. The popular seaside village of Findhorn is also nearby, offering a variety of public houses and eateries together with a spectacular coastline and a selection of recreational activities including dolphin/seal watching and water sports designed for the outdoor enthusiast.

The Highland Capital of Inverness along with Inverness Airport (which provides flights to a number of domestic and European destinations) are within a short commute with stunning scenery, snow sports, wildlife watching and hillwalking available at The Cairngorms National Park which is a forty-five minute drive by car.

This well proportioned and beautifully presented home benefits from an Air Source Heat Pump with downstairs underfloor heating, Double Glazing, thirteen Solar Panels feeding into a storage battery and fibre to door broadband.

The property is extremely energy efficient due to low energy lighting, solar panels and the battery storage system.

The well laid out and good sized accommodation comprises: exceptionally bright and spacious Kitchen/Sitting Room/Dining Room which provides a sumptuous and cosy family space in the heart of the house with a large wood burning stove creating a lovely focal point. The high. spec. modern fully fitted Kitchen benefits from an exceptional range of wall and base mounted units, integrated oven, microwave, hob and dishwasher. There is a breakfast bar providing an ideal space for all of your informal dining requirements and an open plan dining area providing ample room to accommodate a large family size dining table. The well proportioned Lounge benefits from patio doors providing a lovely outlook and access to the rear garden. There is a beautifully presented W.C/Shower Room with large walk-in shower cubicle, together with a separate Utility Room providing additional washing and storage facilities.

The four stylish Double Bedrooms incorporate built in wardrobes with a contemporary en-suite Shower Room located off the Principle Bedroom incorporating "Jack and Jill" sinks with under sink storage. There is a luxurious Family Bathroom with three piece suite, shower over the bath and a heated towel ladder.

Outside, the property sits in well manicured gardens. The front garden is laid to lawn with a hedge to the front together with a slabbed/gravelled area and affording lovely, uninterrupted views over surrounding fields and countryside. The privately enclosed rear garden is also laid to lawn, offset with a variety of coloured shrubs and bushes together with a slabbed patio area providing a lovely space for entertaining or catching the sun. There is a pergola, raised rockery and greenhouse providing an ideal spot for potting and plant cultivation.

The Double Garage benefits from an electric car charging point and upstairs floored loft/storage space which is accessed by a built in staircase. Ample parking is available on the driveway to accommodate up to several vehicles including space for a caravan by the side of the garage. Double wooden gates are also located at the side of the property providing access to the back garden.

This stunning property is set in a much sought after and enviable location and benefits from high quality hardwood fixtures and fittings throughout. It would make a lovely family home and an internal viewing is highly recommended to appreciate the immaculately presented interior together with the bright, spacious and attractive décor on offer.











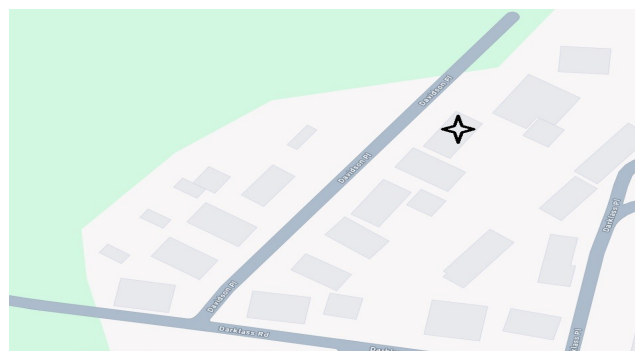
Vestibule:	1.94m x 1.69m	(6'5" x 5'6")
Lounge:	4.81m x 3.80m	(15'9" x 12'5")
Hallway:	3.95m x 3.50m	(13'0" x 11'6")
Kitchen:	4.08m x 2.80m	(13'4" x 9'2")
Dining Room:	3.60m x 2.68m	(11'10" x 8'10")
Utility Room:	3.88m x 1.78m	(12'9" x 5'10")
Sitting Room:	4.33m x 4.97m	(14'2" x 16'4")
W.C./Shower Room:	2.80m x 1.90m	(9'3" x 6'3")
Bedroom One:	5.01m x 4.29m	(16'5" x 14'11")
En-suite:	3.97m x 2.53m	(13'0" x 8'4")
Bedroom Two:	4.35m x 3.71m	(14'3" x 12'2")
Bedroom Three:	4.33m x 3.15m	(14'2" x 10'4")
Bedroom Four:	4.33m x 3.60m	(14'3" x 11'10")
Bathroom:	3.13m x 2.27m	(10'3" x 7'5")
Garage:	6.00m x 6.60m	(19'8" x 21'8")

The "L" Shaped settee, bookcase and fridge/freezer are available by separate negotiation.

The curtains, blinds and greenhouse are included in the sale.

Note: The property benefits from RHI (Renewable Heat Incentive) payments which are transferable to the new owner.

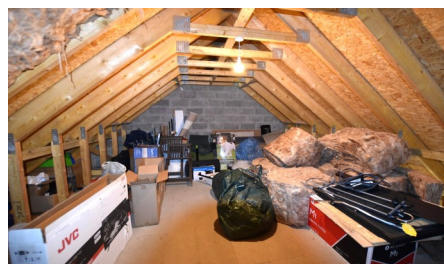
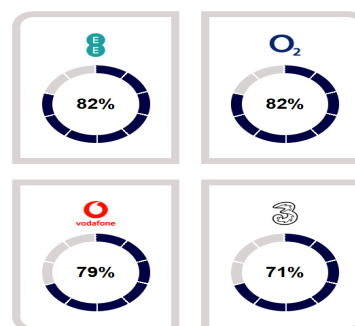
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Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	11 Mbps	1 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	1800 Mbps	220 Mbps	✓

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Performance



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.