

Craigielea, Dyke, by Forres, IV36 2TF



We are delighted to offer this immaculately presented four bedroom detached house situated in an idyllic, semi-rural location in the picturesque village of Dyke.

DETACHED HOUSE

FOUR DOUBLE BEDROOMS (1 en-suite)

WALK-IN CONDITION

SEMI-RURAL SETTING

POPULAR VILLAGE LOCATION

UPVC DOUBLE GLAZING

OIL CENTRAL HEATING

OIL AGA

GARDENS & PARKING

COUNCIL TAX BAND F

EPC RATING C

F166

Offers Over
£305,000

This beautifully presented four bedroomed detached house is in walk-in condition throughout and lies within the quaint and picturesque village of Dyke. Within easy commuting distance of Forres, Nairn and Inverness, the village also boasts a Primary School, Village Hall and a number of scenic walks and cycle routes located in the nearby Culbin Forest. The River Findhorn is in close proximity together with the historic Brodie Castle .

The property benefits from Double Glazing, energy efficient Solar Panels and Oil Central Heating. The good sized accommodation comprises: hallway, fully fitted kitchen/diner with modern country style units, oil aga and extractor hood, large bright lounge with French doors to the garden and wood burning stove creating a lovely focal point to the room, utility room, modern shower room, principle bedroom with en-suite, three further double bedrooms with fitted wardrobes providing ample storage, stylish bathroom and large bright landing.

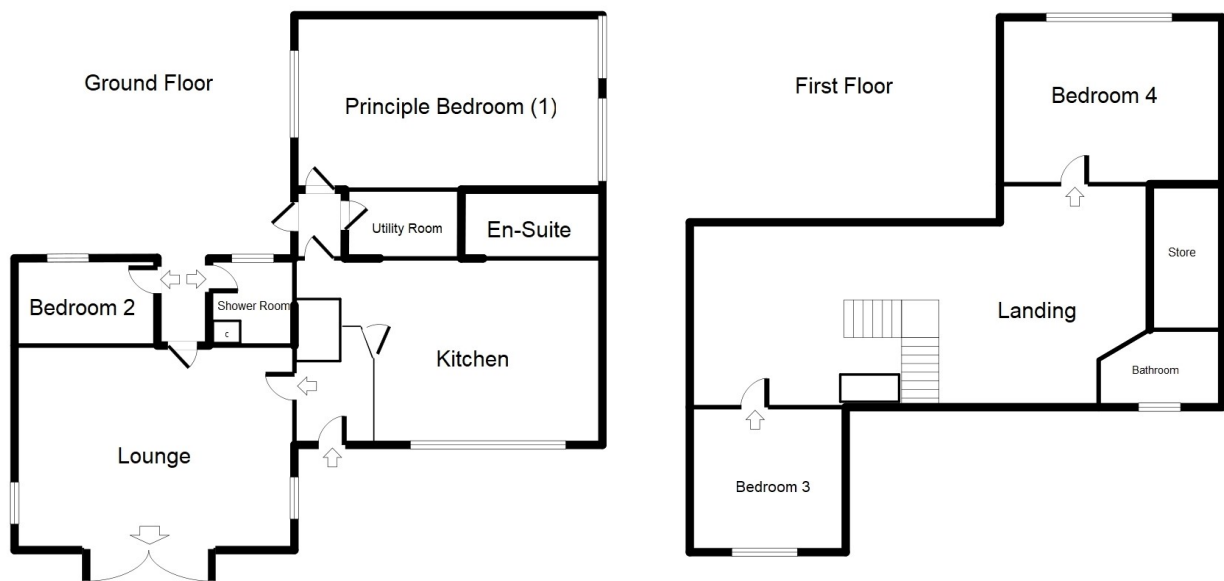
Outside, the property sits in large privately well maintained gardens to both the front and rear laid to lawn and slabs for ease of maintenance. Driveway with ample parking facilities.

Set in a splendid semi-rural location this immaculate house offers excellent family accommodation and would make an ideal family home.





- Rear Vestibule: 2.48m x 1.55m (8'2" x 5'01")
- Lounge: 6.07m x 5.83m (19'11" x 19'2")
- Kitchen: 5.28m x 5.87m (17'4" x 19'3")
- Utility Room: 2.47m x 1.38m (8'1" x 4'6")
- Bedroom 1: 5.25m x 3.75m (17'3" x 12'4")
- En-suite (Bed 1): 2.76m x 2.46m (9'1" x 8'1")
- Bedroom 2: 3.98m x 3.71m (13'1" x 12'2")
- Shower Room: 2.79m x 2.04m (9'2" x 6'8")
- Bedroom 3: 4.11m x 3.49m (13'6" x 11'5")
- Bedroom 4: 4.65m x 4.12m (15'3" x 13'6")
- Bathroom: 3.24m x 3.20m (10'8" x 10'6")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

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.

