

## Balgownie Croft, Dallas, IV36 2RW



A rare opportunity has arisen to purchase this stunning three bedroomed detached bungalow situated in a scenic semi-rural location close to the picturesque village of Dallas.

DETACHED BUNGALOW

THREE DOUBLE BEDROOMS

IDYLIC SEMI-RURAL LOCATION

EXCELLENT CONDITION

AIR SOURCE HEAT PUMP

UPVC DOUBLE GLAZING

ELECTRIC UNDERFLOOR HEATING

PV PANELS & SOLAR PANELS

LARGE GARDENS

SITS IN APPROX. AN ACRE OF GROUNDS

DOUBLE GARAGE WITH UP & OVER ELECTRIC DOOR

COUNCIL TAX BAND E

EPC RATING B

F200

Offers Over  
£370,000

This attractive three bedroomed detached bungalow is set in an enviable semi-rural location providing an ideal spot for country living. The small village of Dallas is situated nearby with the towns of Forres and Elgin within easy commuting distance and offering a wide range of shops, restaurants, leisure and health facilities.

The property benefits from UPVC Double Glazing and an Air Source Heat Pump.

The generously sized accommodation comprises: entrance vestibule, hallway, bright and spacious living room with a multi-fuel burning stove creating a lovely focal point to the room, open plan kitchen/diner/living area with floor to ceiling windows allowing natural light to flood in, high spec., modern fully fitted kitchen incorporating superior quality wall and base mounted units, integrated oven, hob and cooker hood, utility room, stylish family bathroom with three piece suite in white, shower over bath and under sink storage, large principle bedroom with double mirrored wardrobes, beautifully decorated en-suite shower room with walk-in shower cubicle and two further good sized bedrooms with ample storage facilities.

In walk-in condition throughout this property benefits from high quality fixtures and fittings together with PV panels and solar panels.

Outside, the property sits in approximately an acre of grounds with beautifully presented, privately enclosed large gardens to both front and rear, laid to lawn with a selection of shrubs, bushes, water features and two small ponds.

There is a large double garage with boarded loft, electric up and over door, power and lighting. This is an immaculately presented property and an internal viewing is highly recommended.

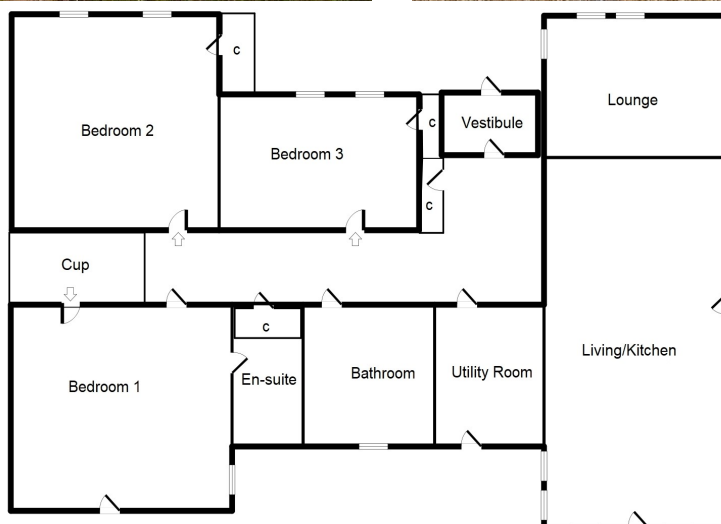






**If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836**

- Lounge: 4.41m x 4.39m (14'6" x 14'5")
- Hallway: 7.00m x 1.21m (22'11" x 3'11")
- Kitchen/Diner/Living Area: 7.58m x 4.42m (24'11" x 14'6")
- Utility Room: 2.99m x 1.65m (9'10" x 5'5")
- Bedroom 1: 5.03m x 4.41m (16'6" x 14'6")
- En-suite: 2.23m x 1.02m (7'4" x 3'4")
- Bedroom 2: 4.44m x 3.70m (14'7" x 12'2")
- Bedroom 3: 3.65m x 2.94m (12'0" x 9'8")
- Bathroom: 2.99m x 2.01m (9'10" x 6'7")
- Double Garage with boarded loft: 5.84m x 5.27m (19'2" x 17'4")



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.