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**LINDOS, EAST KNOWHEAD
RATHVEN, BY BUCKIE, AB56 4BE**



Spacious, Detached Modern Family Dwellinghouse

- Peaceful rural location giving lovely open views
- D.G, air-source C.H, PV solar panels (with battery storage) & 2 wood burning stoves.
- Large Lounge, Fitted Kitchen with Dining Area, Sun Lounge, Utility Room
- Bathroom, Shower Room & 3 Double Bedrooms (1 en-suite Bathroom)
- Set in approx. 0.38 acre of garden grounds. Large Garage. Summerhouse.

Offers Over £410,000
Home Report Valuation £410,000

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LINDOS, EAST KNOWHEAD, RATHVEN, BY BUCKIE, AB56 4BE

TYPE OF PROPERTY

We offer for sale this detached modern family dwellinghouse, which occupies a large site extending to approximately 0.38 acre, in a peaceful semi-rural location approximately 1.5 miles from the coastal town of Buckie. Lindos, enjoys an elevated position boasting lovely views over the surrounding countryside towards the coastal villages of Findochty and Portessie and across the Moray Firth towards Caithness. This fine family home was designed and completed entirely to the present owners specifications in 2009 and offers spacious, well appointed, bright and airy, family accommodation over two floors. Lindos further benefits from full double-glazing, solid oak finishings, PV solar panels (with battery storage), 2 wood burning stoves and air source heating with under-floor

heating on the ground floor and radiators on the first floor. The present owners have presented the property well, it has been tastefully decorated in fresh neutral tones and all fitted floor coverings, window blinds and light fittings are to be included leaving this beautiful home in a true move-in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, dining kitchen, shower room and bedroom 1. The staircase gives access from this area to the first floor accommodation. Built-in understair cupboard housing the central heating manifold, electric meter and solar panel meter.



Lounge

6.98 m x 3.64 m

Large lounge, with double front facing window and French doors also to the front of the property. Recessed fireplace

with wood burning stove set on a slate hearth. Solid oak flooring.





Dining Kitchen

6.69 m x 3.55 m

Spacious, open plan kitchen diner with double rear facing window. The kitchen area has been fitted with a selection of base units in a cream coloured, shaker style finish with modern glass effect wall cabinets. Integrated eye-level

twin, electric ovens, induction hob and dishwasher. Inset one and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Door to the utility room. Open plan to the sun lounge. Exterior door with small glazed panel allowing access to the rear garden.



Sun Lounge

4.62 m x 3.47 m

A bright and airy room with vaulted ceiling and windows on three sides enjoying views over the rear garden. Wood

burning stove, set on a corner slate hearth. French doors allowing access onto the patio area in the rear garden.



Utility Room

2.36 m x 1.78 m

Rear facing window. Fitted with a selection of base and wall mounted units in a white, shaker style finish. Sink and drainer unit with mixer tap. Splashback wall tiling. Sink and drainer unit with mixer tap. Splashback wall tiling.



Bedroom 1

5.00 m x 4.10 m

Spacious, double bedroom with large, double rear facing window. Triple built-in wardrobes with sliding doors, fitted shelf and hanging rail. Door to the en-suite bathroom.



En-suite Bathroom

4.98 m x 2.88 m

An extremely spacious and luxurious en-suite bathroom with two front facing windows, each with fitted wooden shutters. Fitted with a white suite comprising of toilet, twin wash-hand basins, free-standing bathtub and a large double end walk-in shower area. Fitted wall cabinet providing useful storage with co-ordinating countertop fitted below the wash-hand basins. Waterfall taps in the bathtub and wash-hand basins. Fully tiled walk-in shower area with Monsoon style shower fitment. Two heated towel ladder radiators.



Shower Room

2.37 m x 2.00 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. The wash-hand basin extends to a countertop with fitted furniture below enclosing the cistern and providing a storage unit.



Staircase

A lovely feature of the entrance hallway is the beautiful oak staircase with banister and spindles, which allows access to the first-floor accommodation. The first-floor landing has a large front facing Velux style roof window and doors to bedroom 2, bedroom 3 and the bathroom. Two built-in cupboards (one housing the central heating boiler and the

hot water cylinder). Ceiling hatch with fold down wooden ladder allowing access to the loft space. **The first-floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 2

6.00 m x 4.96 m

Extremely spacious bedroom with front facing bay window and two rear facing Velux style roof windows. Beautiful views over the surrounding farmland towards Strathlene Golf Course, Portessie, Findochty and across the Moray Firth can be appreciated from the front facing window. Double built-in wardrobe with sliding doors, fitted shelf and hanging rail. Built-in cupboard.





Bathroom

5.07 m x 2.40 m

Two rear facing Velux style roof windows. Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate walk-in shower. Double fitted unit below the wash-hand basin. Splashback wall tiling.



Bedroom 3

6.05 m x 5.52 m

Extremely spacious bedroom with front facing bay window and two rear facing Velux style roof windows. Again, beautiful views over the surrounding farmland towards

Strathlene Golf Course, Portessie, Findochty and across the Moray Firth can be appreciated from the front facing window. Double built-in wardrobe with sliding doors, fitted shelf and hanging rail. Built-in cupboard.



The view over the surrounding farmland towards the Moray Firth from bedroom 3

OUTSIDE

Lindos occupies a large site, measuring approximately 0.38 acre with well-tended gardens surrounding. A gated entrance (electronic gates) provides access to a tarred drive at the front, which allows access to the garage and provides extensive off road parking for numerous vehicles. The

gardens are mature with areas laid in grass and bordered by a variety of plants and shrubs. The rear garden enjoys a generally southerly aspect with paved patio areas being ideally placed for entertaining and enjoying the afternoon. Log/wood store.





Garage

7.69 m x 3.73 m

Detached block built double (tandem) garage with electric sectional door allowing car access from the driveway at the front of the property. Side facing window. Fitted with a selection of base units providing excellent storage. Power, light and water. Side door to the rear garden.

Summerhouse

Large timber summerhouse in the back corner of the rear garden enjoying lovely views over the rear garden. Power points.



SERVICES

Mains water, electric and drainage. PV solar panels with battery storage.

ITEMS INCLUDED

All fitted floor coverings, window blinds and light fittings. Integrated kitchen appliances. Summerhouse. Wood/log store. Potting shed. Greenhouse.

Council Tax

The property is registered as band F

EPC Banding

EPC= B

Viewing

Contact our Buckie Office on 01542 833255 to see the virtual tour or to arrange a viewing appointment.

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



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