



**McDwelling 159c, Findhorn, IV36 3YL**

**Price Guide £550,000**

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**abs**<sup>+</sup>  
estateagents

Meticulous bespoke detached Bungalow enjoying an excellent tucked away situation within the highly coveted coastal village of Findhorn. Sleek, yet uncomplicated was clearly the architect's brief resulting in a superior quality home with particularly easy flowing accommodation is both comprehensive and versatile with an easy flexibility comprising : Entrance Vestibule, Reception Hall, Lounge with stove, large dining kitchen, garden room, master bedroom with en suite, 3 further double bedrooms, bathroom, utility room and guest wc.

Underfloor oil fired central heating, double glazing with shutters and stove in the lounge plus the upvc rainwater fittings externally all contribute to the economic running of the property. Finally, there is an attached double garage, with generous parking in front, a low maintenance garden, sun terrace and a lovely open outlook to the front, not to mention the short, pleasant walk to beautiful Findhorn Bay.

#### Entrance Vestibule

5'6" x 7'0" (1.7 x 2.15)

Attractive entry to the property with space for armchair or entryway bench. Ceiling light and tiled floor. Door to :-

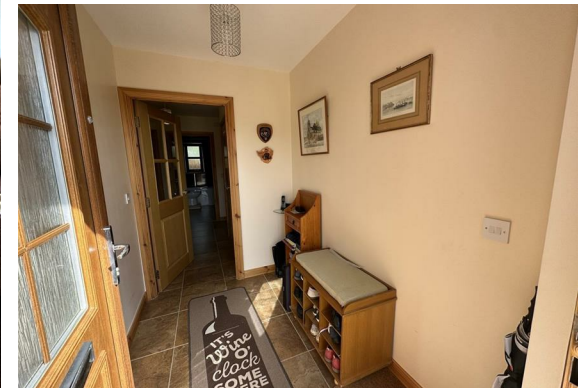
#### Hallway

Reception hall with triple width cloak cupboard with double doors. Hallway giving access to the bedrooms. 3 ceiling light fittings and tiled floor with the underfloor heating.

#### Lounge

14'5" x 17'8" (4.4 x 5.4)

Beautifully proportioned Lounge with 4 sets of double windows to the front of the property with shutters in place. Contemporary stove on glass plinth providing the focal point of the room. Central ceiling light fitting, 3 wall lights and solid oak floor with under floor heating.





### Dining Kitchen

13'1" x 21'3" (4 x 6.5)

Generous dining kitchen with full range of fitted units including pull out larder and pull-out carousel corner cupboards along with granite effect work surfaces and upstands plus a breakfast bar with 4 chairs. Front facing windows with shutters. Part of the kitchen has been converted for accessible use including the double sink with drainer and induction hob. Plenty space for large 10 seat dining table and chairs. 8 downlights and 2 wall lights, lovely large ceramic floor tiles and the under floor heating. Double panelled oak doors to the :-



### Garden Room

11'7" x 15'8" (3.55 x 4.8)

Wonderfully peaceful garden room with windows to both front and rear plus double patio door to the sun terrace as well as two full height windows. 4 ceiling downlights and the floor tiling following in from the kitchen.

### Utility Room

10'5" x 5'10" (3.2 x 1.8)

The utility room is situated off the back of the dining kitchen with range of units, sink and drainer along with space for washing machine. Window to rear with blind. Door to rear garden. Ceiling light and tiled floor. Hatch to loft space. Door to :-



**Guest WC**

3'7" x 5'10" (1.1 x 1.8)

Handy guest wc with corner basin and wc. Window to rear. Ceiling light and tile flooring.

**Master Bedroom**

13'1" x 10'7" (4 x 3.25)

Master bedroom with two sets of double front facing windows with shutters. Fitted wardrobe to one wall and fronted by 2 oak doors affording generous storage. Central ceiling light fitting, solid oak flooring and under floor heating. Door to :-

**En Suite Shower Room**

8'2" x 5'6" (2.5 x 1.7)

Wet room style shower room with generous double length shower enclosure fitted with glass panel and decorative wet wall panelling - rainfall shower head plus hand held shower attachment. Display vanity with glass splashbank along with mirror and light above and wc. Downlights and non slip flooring.



**Bedroom 2**  
12'1" max x 13'1" max (3.7 max x 4 max)  
Double bedroom with rear facing windows with shutters. Double fitted wardrobe. Ceiling light and oak flooring with under floor heating.

**Bedroom 3**  
12'1" max x 13'1" max (3.7 max x 4 max)  
Angled door to double bedroom with rear facing windows with shutters. Double fitted wardrobe. Ceiling light and oak flooring with under floor heating.

**Bedroom 4**  
12'1" max x 13'1" max (3.7 max x 4 max)  
Double bedroom with rear facing windows with shutters. Double fitted wardrobe. Ceiling light and oak flooring with under floor heating.

**Bathroom**  
5'2" x 9'10" (1.6 x 3)  
Bathroom with bath, wc, vanity wash hand basin and storage to match. Rear facing window and wet wall. Shower fitted over bath with rail and curtain in place. Downlights and non slip flooring.

**Double Garage**  
19'8" x 19'8" (6 x 6)  
Double garage with 2 electronic up and over doors. Window and door to rear. Grant central heating boiler.

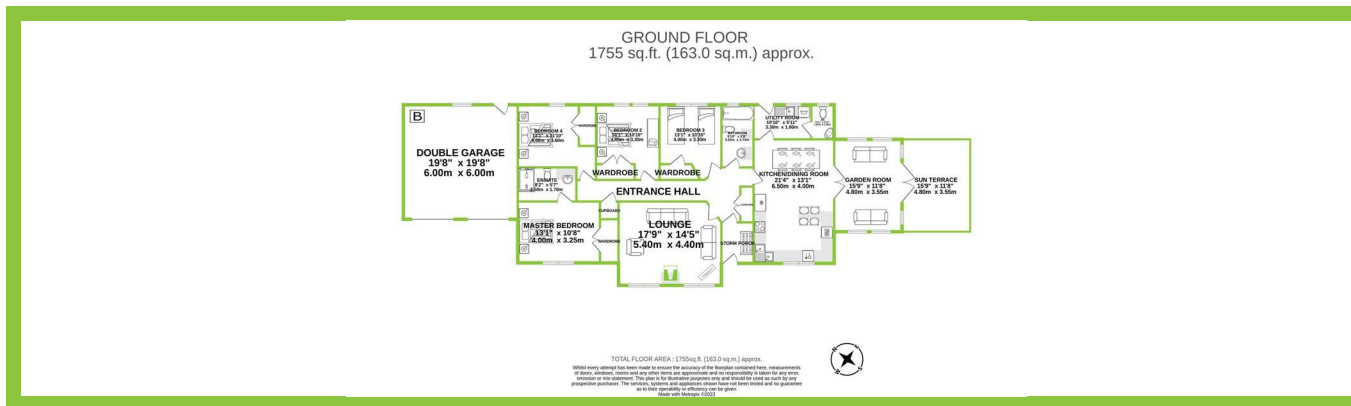
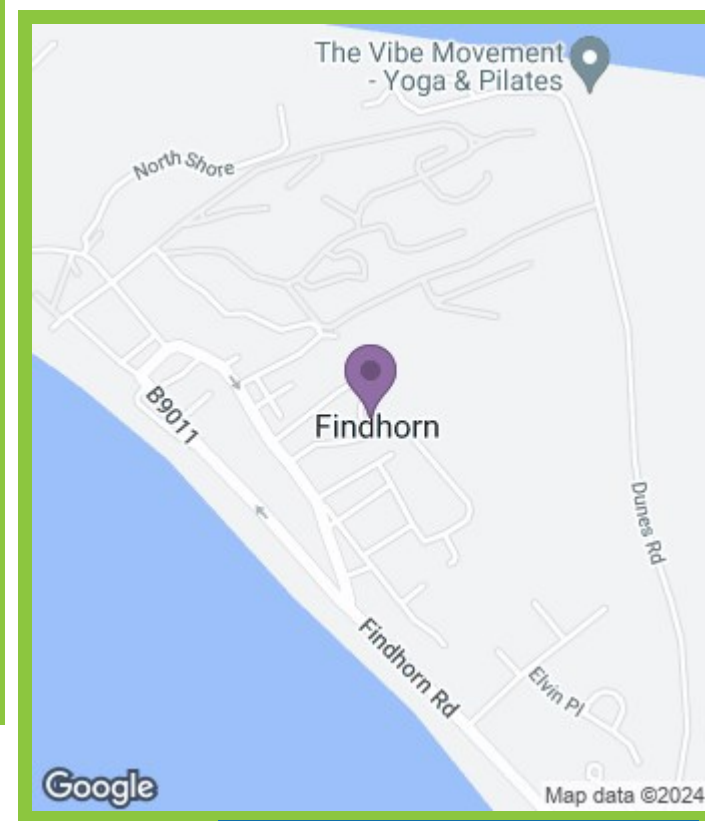
**Fixtures and Fittings**  
All floor coverings and the window shutters will be included in the sale price along with the integrated kitchen appliances which include the Neff Induction hob, glass splashbank and hood above, Siemens dishwasher and Neff oven. American style fridge/freezer which may be available for separate negotiation.

**Home Report**  
The Home Report Valuation as at September, 2023 is £575,000. All Category "1"s, Council Tax Band F and EPI rating is C.

**What3words**  
<https://w3w.co/outfitter.earl.embraced>







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	75	82
	EU Directive 2002/91/EC	

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