



Nine Norrie Way, Spey Bay, IV32 7RR
Offers Over £375,000

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Nine Norrie Way Spey Bay, IV32 7RR

Offers Over £375,000

- Exceptional "nearly new" detached Bungalow in incredible sea front situation
- Generous low maintenance front garden with direct access to the beach
- Stunning double height Lounge with windows affording panoramic views
- Separate Utility Room
- 2 further bedrooms with fitted wardrobes : luxury bathroom
- Integral Garage and tarmac driveway with plenty parking
- Air source heat pump with underfloor heating throughout
- Open plan Kitchen and Lounge arrangement
- Master Bedroom with walk-in dressing room and en suite shower room

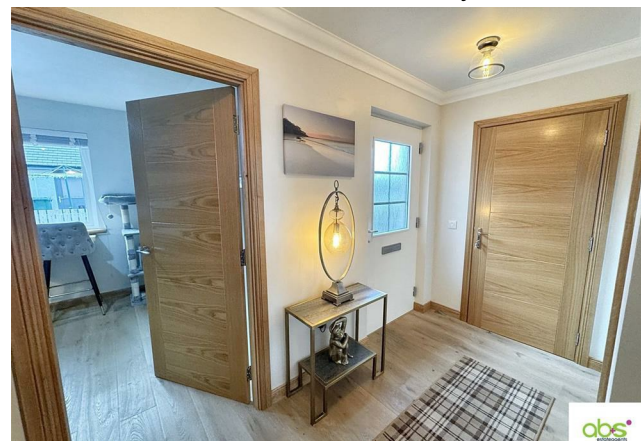


Exceptional detached 3 bedroom Bungalow with integral garage and driveway enjoying panoramic views of the Moray Firth, not to mention a pathway onto the Beach. Not quite 2 years old and in immaculate condition both inside and out - as well as having a large enough garden to allow an extension for more accommodation (if required).

An internal viewing is absolutely essential to fully appreciate the quality of the build and the finish throughout.

An air source central heating systems serves the under floor heating throughout and pristinely presented accommodation comprises : Entrance Hallway, open plan Lounge with fitted Kitchen, Master Bedroom with walk-in dressing room and en suite shower room, 2 further bedrooms with fitted storage, Utility Room and integral Garage.

Externally, there is a tarmacadam driveway which affords off street parking for several vehicles along with the large low maintenance front garden which has a patio garden, a direct pathway to the Beach and the most incredible outlook over the Moray Firth.



Entrance Hall

Most attractive and welcoming entry to the property.

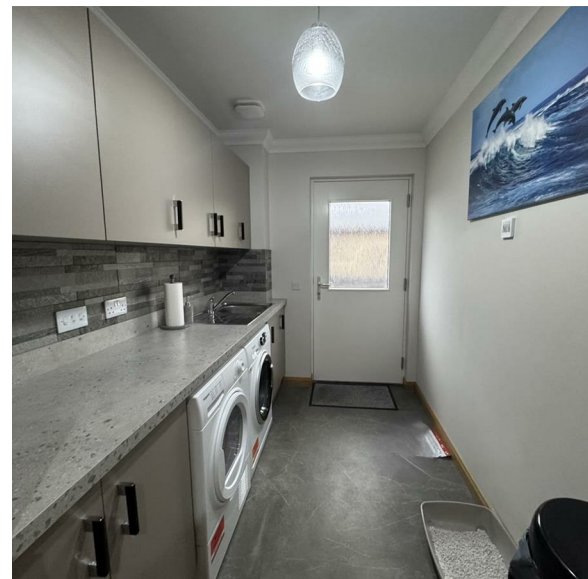


15'7" x 23'1" (4.75 x 7.05)

Utility Room

11'1" x 6'0" (3.39 x 1.84)

What3Words location [///windmills.songs.videos](https://www.what3words.com/?q=///windmills.songs.videos)







Master Bedroom

11'1" x 14'11" (3.38 x 4.57)

Beautifully decorated and appointed Master Bedroom with newly fitted carpet. Windows on 2 elevations to both front and the stunning view to the rear.

Walk in Wardrobe

5'8" x 5'1" (1.73 x 1.57)

Fitted out with ample shelving and hanging rails.

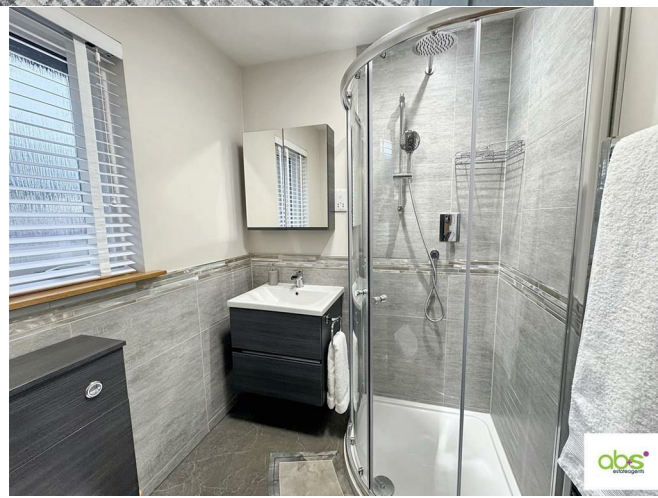
En Suite Shower Room

5'7" x 5'6" (1.72 x 1.7)

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Bedroom 2

Double bedroom with double fitted wardrobe.

8'10" x 10'3" (2.7 x 3.13)

Bedroom 3

Another bedroom with double fitted wardrobe.

9'0" x 9'1" (2.75 x 2.78)

Bathroom

Stylish family bathroom with double ended bath, full sized double shower enclosure and vanity display with wc, basin and storage.

6'4" x 11'11" (1.95 x 3.65)



Garage

Integral garage which could easily be converted to more accommodation if required.

Garden

Generous low maintenance garden with plenty scope - limited only by your imagination.

Pod

All singing all dancing Pod to sit 8 people or sleep 2. Opening windows. Light, sound and air conditioning.

Fixtures and Fittings

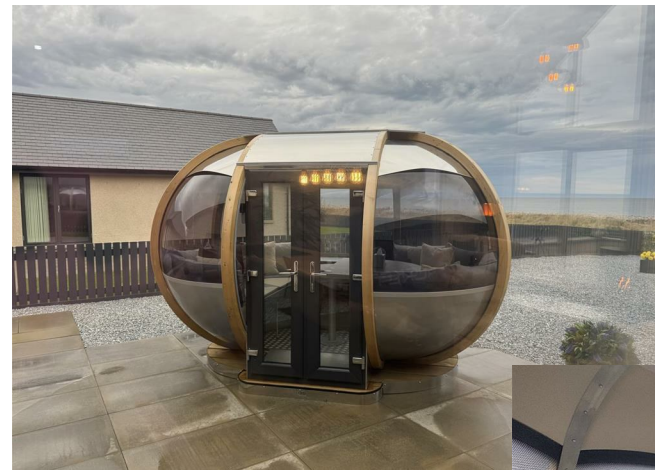
The superior quality fitted floor coverings, blinds and light fittings will be included in the sale price along with the integral AEG appliances in the kitchen. There is also a "all singing all dancing" POD in the garden which can be included in the sale price - depending on the sale price agreed.

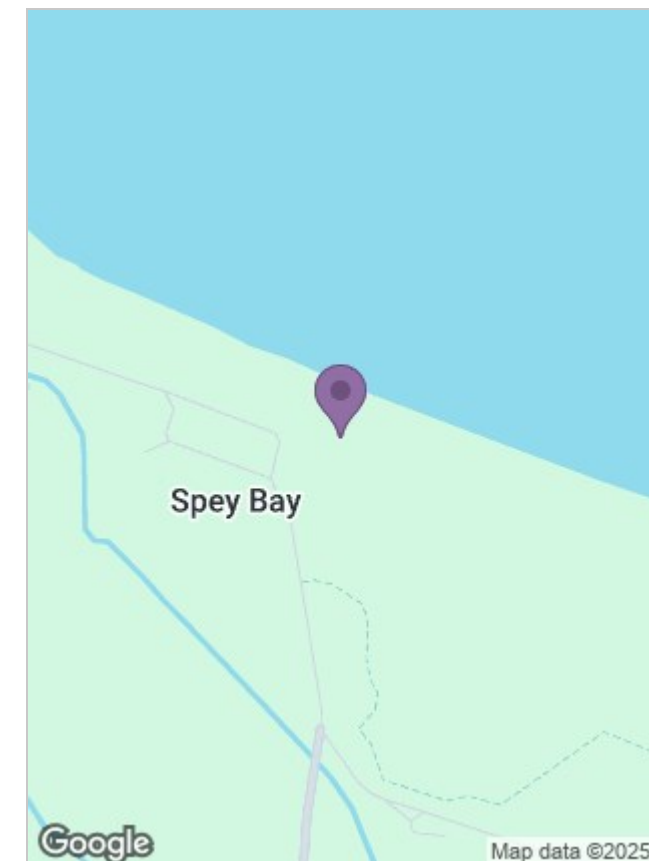
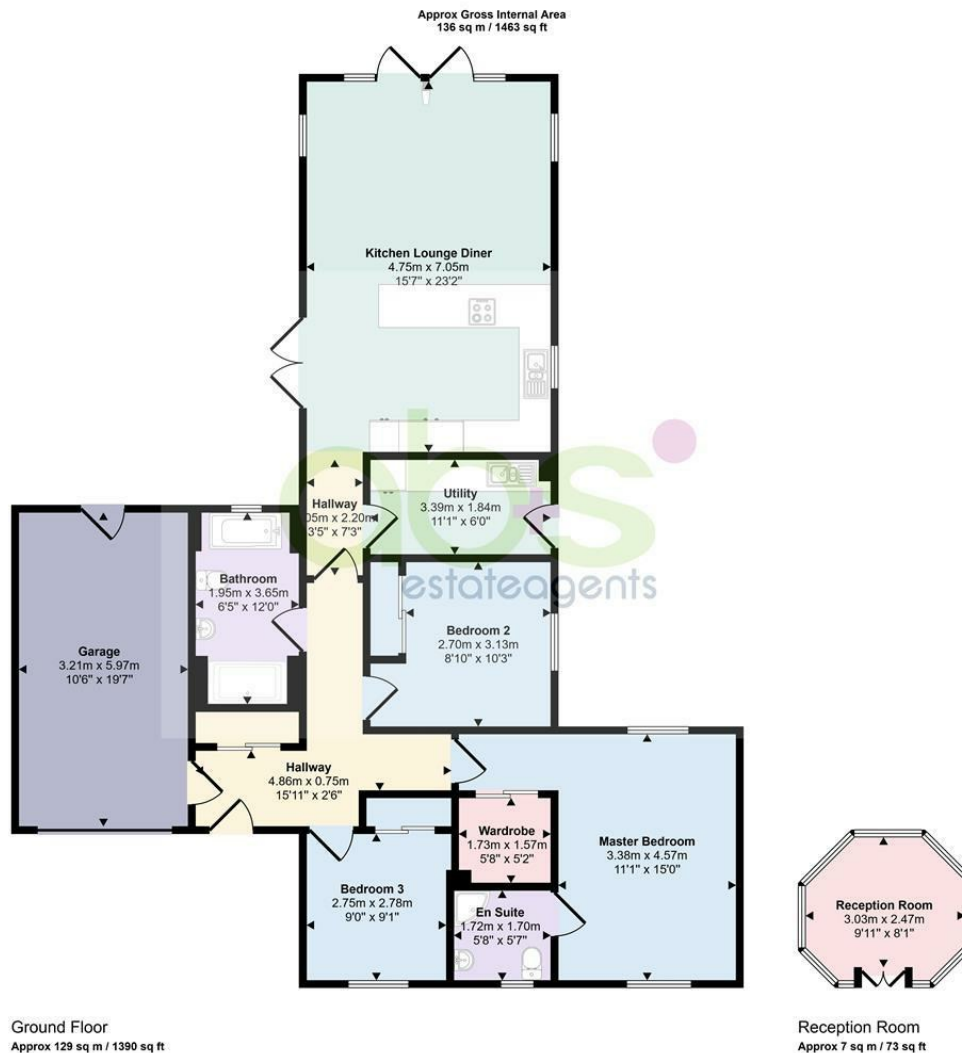
Home Report

The Home Report Valuation as at December, 2024 is £375,000, Council Tax Band D and EPI rating is D. All Category "1"s

10'6" x 19'7" (3.21 x 5.97)

9'11" x 8'1" (3.03 x 2.47)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Viewing

if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.