

4 Davidson Place

FORRES, MORAY, IV36 2AE



Exceptional four-bed contemporary home in the sought-after village of Dyke, beautifully enhanced to an immaculate standard



01542 280 444



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to present 4 Davidson Place, an exceptional contemporary detached home occupying a peaceful position within the highly desirable semi-rural village of Dyke. Built in 2021 and significantly enhanced by the current owners, this impressive home has been thoughtfully upgraded to create a luxurious and highly individual property, with quality, technology and practicality carefully considered throughout. Immaculately presented, the accommodation comprises four bedrooms, three bathrooms, a spectacular open-plan living, dining and kitchen area, generous utility room and substantial triple garage, together with beautiful gardens and extensive off-road parking.

The quality is immediately apparent, with contemporary styling complemented by warm, characterful touches including oak doors and a striking reclaimed brick feature wall. Extensive glazing fills the home with natural light while capturing beautiful open views across the surrounding countryside.

THE LIVING ROOM



The magnificent open-plan living, dining and kitchen space forms the heart of the home. Generously proportioned and ideal for entertaining, the triple-aspect room features extensive glazing, including floor-to-ceiling windows to the gable end, creating a wonderful connection with the surrounding landscape. There is ample space for dining and relaxed seating, with double patio doors opening onto the garden.

THE KITCHEN

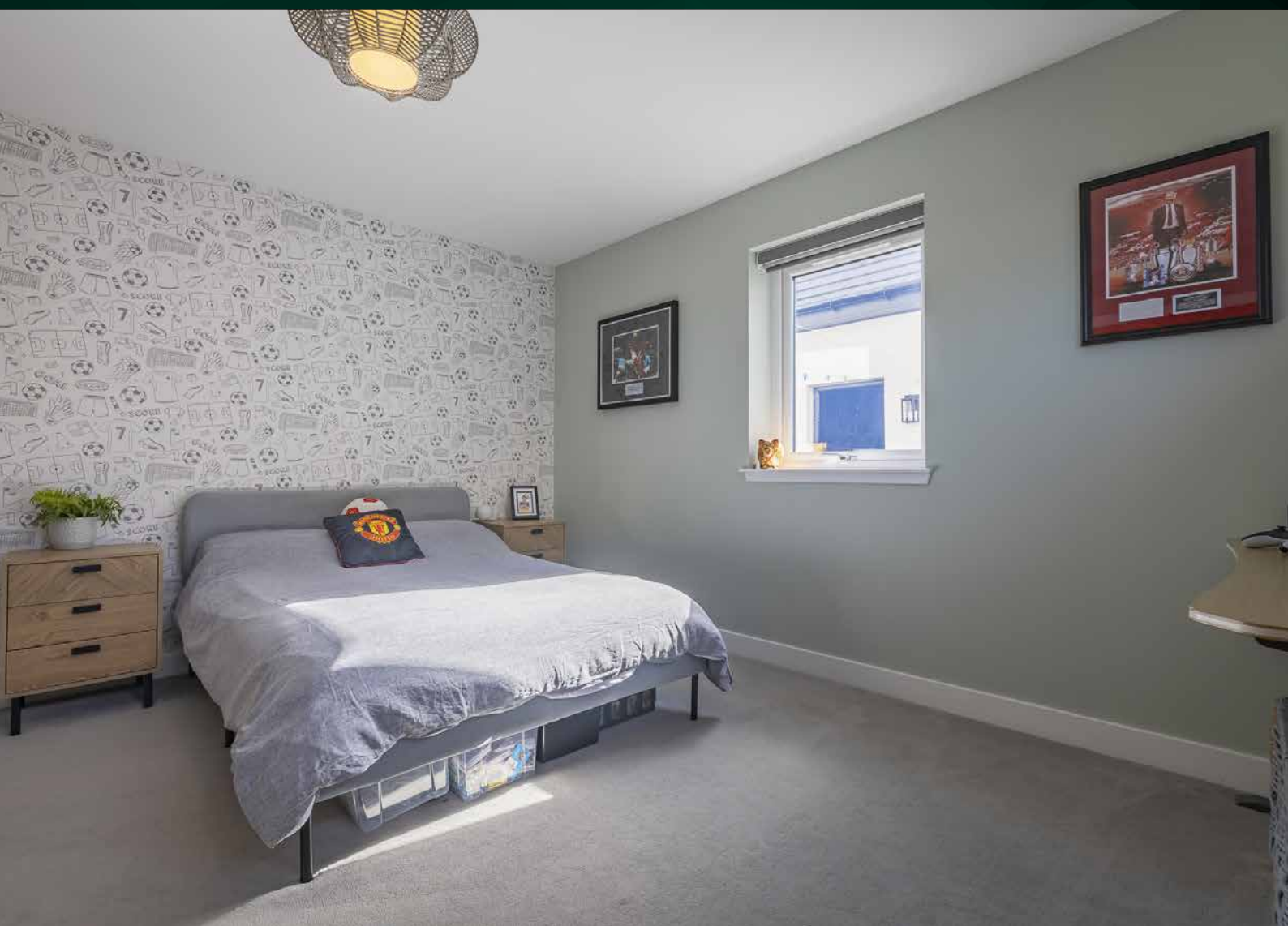


The upgraded kitchen is finished to an exceptional standard, featuring luxurious Dekton worktops and a central island, with high-end AEG appliances including double self-cleaning ovens, an induction hob, an integrated dishwasher and full-size refrigeration. A built-in wine fridge and Quooker hot water tap complete this impressive and highly practical space.



Two additional bedrooms on the ground floor provide great accommodation for family and guests, offering plenty of flexibility, along with a utility room and a shower room conveniently located on the same level.

BEDROOM 3



BEDROOM 4



THE UTILITY & SHOWER ROOM

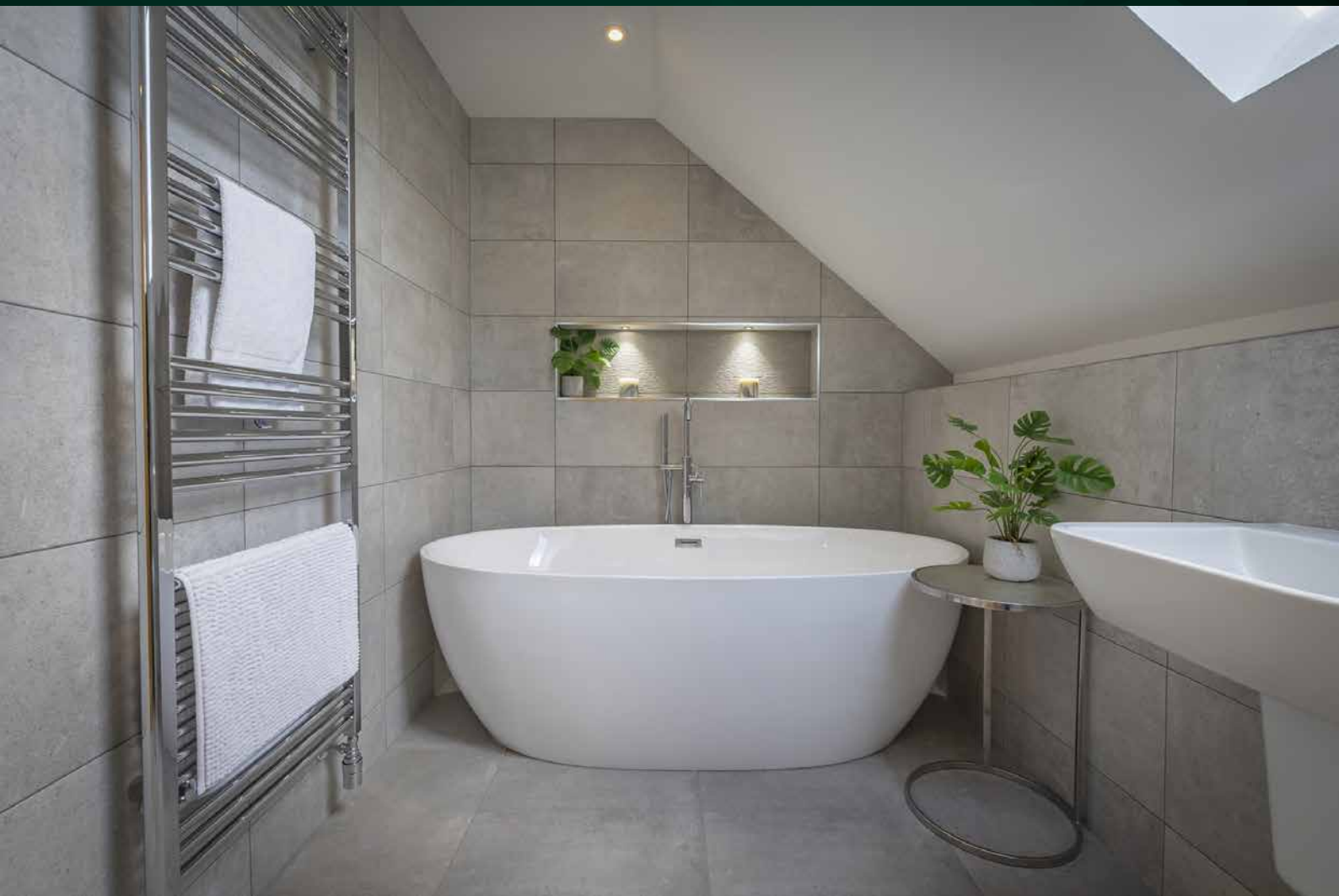




The principal bedroom occupies the upper floor and enjoys a particularly impressive triple-aspect outlook, high coombed ceilings and excellent natural light. A dedicated dressing area features generous his-and-hers wardrobes, while the beautifully finished en-suite shower room provides a stylish private facility. Another bedroom is located on the first floor, along with a family bathroom that includes a freestanding bath.

The specification has been carefully enhanced throughout, including underfloor heating, electric blinds, Philips Hue smart lighting, upgraded external lighting and a Ring doorbell. Heating is controlled via the Heatmiser app, while the generous utility room benefits from raised laundry appliances and excellent built-in storage. Excellent internet speeds further enhance the home's suitability for working from home. Energy efficiency is a major feature, with an impressive EPC rating of A, solar panels with battery storage, air-source heating, double glazing and high levels of insulation. The solar installation generates electricity for the home, helping to keep electricity and household running costs exceptionally low.

THE BATHROOM



BEDROOM 1



features generous his-and-hers wardrobes, while the beautifully finished en-suite shower room provides a stylish private facility



BEDROOM 2



Outside, the beautifully maintained gardens include a south-facing rear garden, providing a private and sunny setting for outdoor dining and relaxation. Upgraded lighting and external electrical points add further convenience.

A substantial triple garage, installed by the current owners, provides secure parking, extensive storage and excellent potential for workshop use or larger vehicles. The extensive driveway provides further off-road parking. Plumbed drainage outside the garage also offers potential to explore conversion to a self-contained annexe or granny flat, subject to the necessary consents.

Combining contemporary design, outstanding energy efficiency, smart technology and exceptional flexibility, 4 Davidson Place is a superb modern home that has been thoughtfully enhanced to an exceptional standard by its current owners.

EXTERNALS

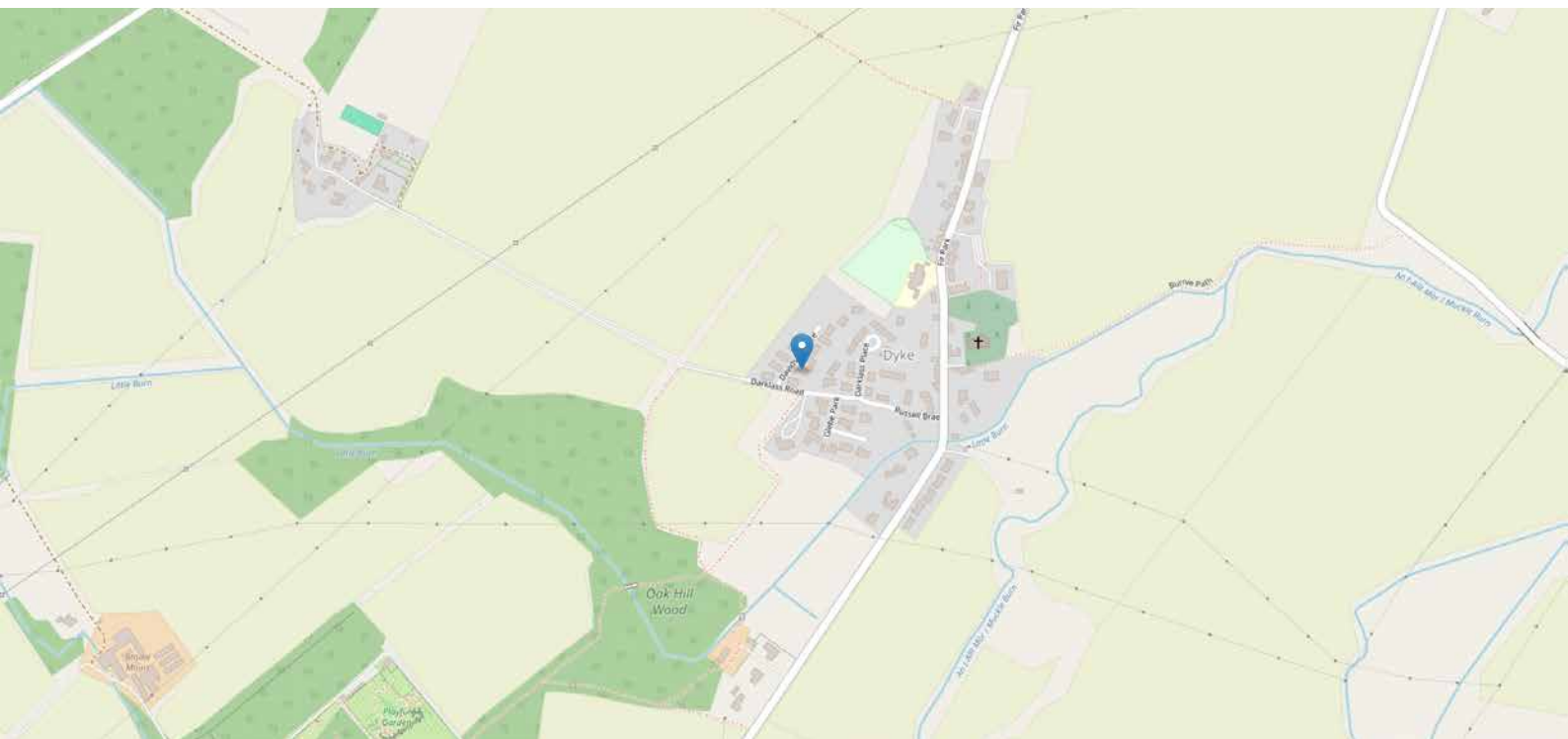


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 216m² | EPC Rating: A



THE LOCATION

Dyke is a charming traditional village surrounded by open countryside and offers a genuine sense of community, with a highly regarded primary school, active village hall and church. The location is particularly appealing to those who enjoy the outdoors, with Brodie Castle Estate nearby and the extensive woodland of Culbin Forest providing miles of opportunities for walking, cycling and horse riding. The forest also provides access towards some of the beautiful beaches of the Moray coast.





The nearby town of Forres provides a comprehensive range of amenities, including independent shops, cafés, restaurants, supermarkets, healthcare facilities and schooling. There is also a railway station providing connections along the Aberdeen to Inverness line. The beaches and coastal attractions of Findhorn are easily accessible, while the Cairngorms and Lecht offer opportunities for skiing and mountain activities within easy reach.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01542 280 444

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
NADIA HULME
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.