



*Beautifully upgraded semi in popular Dyke Village, with a secure landscaped garden featuring wisteria, apple tree and mature planting*



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Beautifully proportioned and impeccably presented, Cardell combines character, quality and contemporary comfort in equal measure. Every room reflects the care invested in the property over many years, creating a home that feels both beautifully presented and quietly restorative. New engineered oak flooring and luxury carpets run throughout the property, with the walls finished in soft Farrow and Ball tones. The living room is particularly impressive, with vaulted ceilings and cathedral-style windows creating a wonderful sense of space and light. The living room is built around a multi-fuel stove, with French doors out to the garden. Cardell has been genuinely loved, and it shows in every corner. To call it move-in ready would undersell it.

# THE ENTRANCE HALL



The entrance hallway of Cardell sets the tone at once. A vaulted ceiling and full-height triple-glazed windows and double French doors fill the space with light, while smart built-in storage keeps the welcome uncluttered and calm.

Beyond the hallway lies the room that will make you fall in love. An open-plan lounge and dining area beneath a soaring vaulted ceiling, where cathedral-style triple-glazed French doors open onto the garden and a recently installed multi-fuel burning stove sits as the natural heart of the home. New carpet, ample space for both dining and relaxing, and integrated storage complete a room built for every season and every occasion. An open arch leads through to a modern fitted kitchen, where Neff integrated appliances and quality worktops make everyday cooking a pleasure.

# THE LOUNGE



# THE KITCHEN





Three bedrooms offer comfort and flexibility in equal measure. The master is a genuine retreat, with built-in wardrobe storage and a luxury en-suite featuring a walk-in rain shower and contemporary fittings. Two further double bedrooms, each thoughtfully finished with built-in storage and dressed in the same calm, considered palette, share use of a beautifully appointed family bathroom complete with a vaulted Velux window that fills the room with natural light from above.

## THE BATHROOM



# BEDROOM 1



with built-in wardrobe storage and a luxury en-suite featuring a walk-in rain shower and contemporary fittings



# BEDROOM 2



# BEDROOM 3



A stone-chipped driveway provides off-road parking for two, with a neat, low-maintenance frontage leading to the door. The rear garden has been thoughtfully landscaped by the current owner, with wisteria, a raspberry bush and apple tree planted alongside an established mix of colourful shrubs and mature trees. The entire garden is enclosed by a high privacy fence, offering genuine seclusion for families and dogs alike. A paved patio provides space for outdoor dining, and a side section housing the oil tank leaves room for a garden shed.

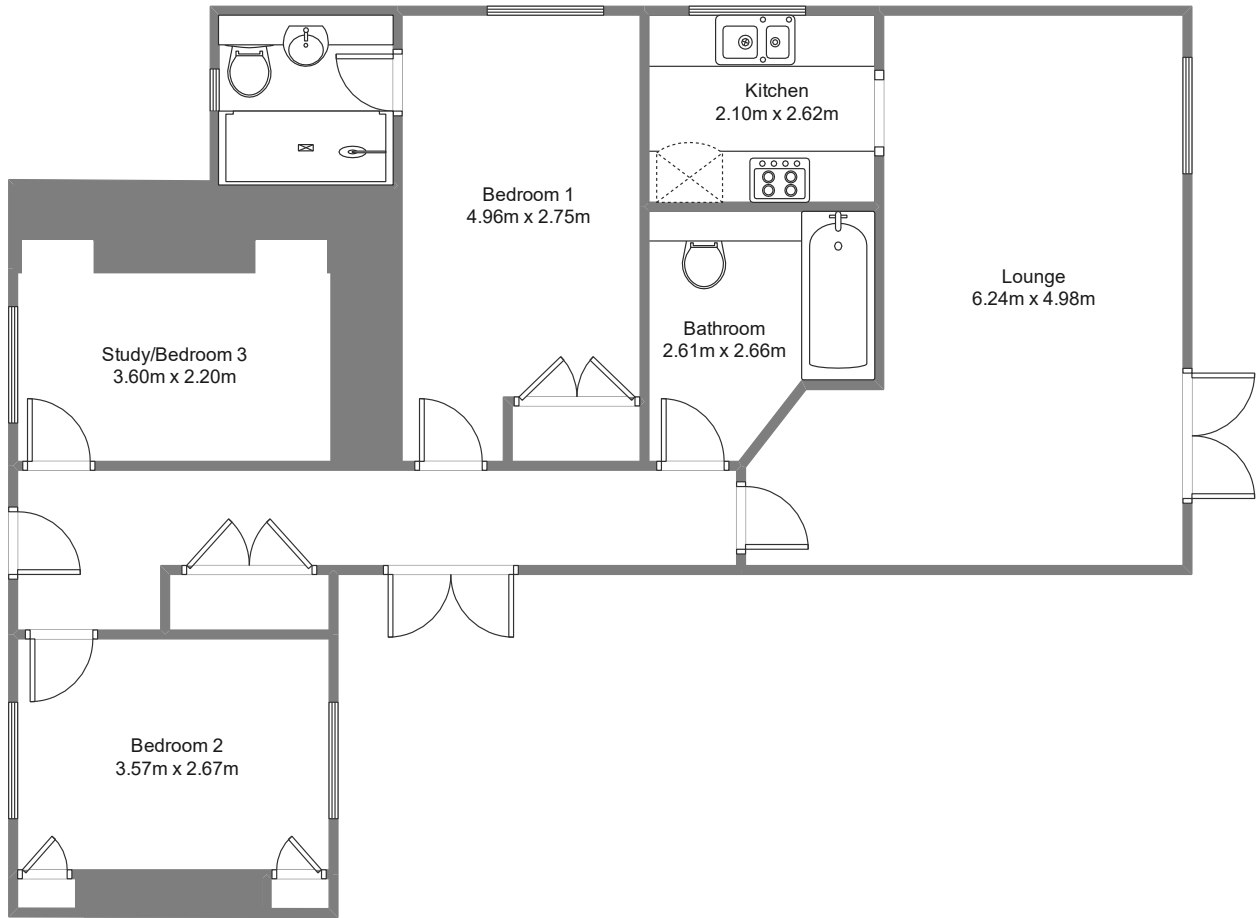
Cardell has been upgraded with real thoroughness. Nest smart heating offers effortless, programmable control, while a recently installed Worcester boiler with a full yearly service history provides complete confidence in efficiency and reliability. Ultrafast fibre to the premises broadband is already connected, making this an ideal home for remote working and modern family life alike.

## EXTERNALS



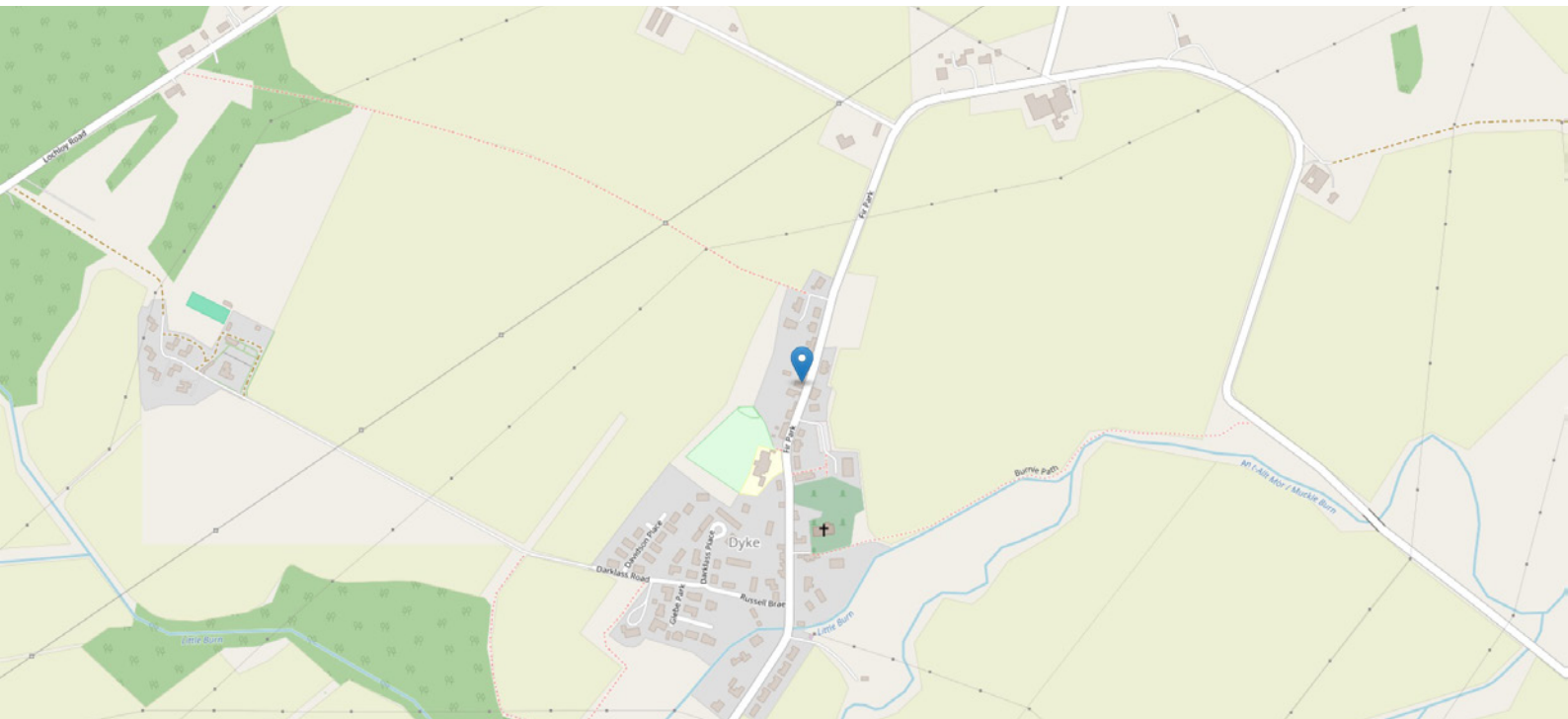


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Dyke is a friendly, traditional village with a well-regarded primary school, an active village hall and a church at its centre. It's a few miles from Forres, and the walking nearby is excellent; Brodie Castle Estate is close at hand, and Culbin Forest, with its white sand beaches and seals, is within easy reach.





Forres has a good independent high street and plenty of green space, having picked up Britain in Bloom awards more than once. Schooling covers primary and secondary, and Gordonstoun is a short drive away. Getting around is easy too, with bus and rail links to Aberdeen and Inverness, and airports at both.

The coast at Findhorn is a few minutes off for sailing, paddleboarding or a swim; skiing at The Lecht or the Cairngorms is under an hour away, and Culbin Forest is right there for walking, biking and riding.



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