



Thistledown, 5 Fyrish Road FINDHORN, IV36 3YT



Are you looking for a spacious and comfortable home in a beautiful seaside village? If so, you won't want to miss this opportunity to own this stunning 3 Bedroom detached bungalow in Findhorn.

This property offers a generous lounge diner, a modern shower room, and three double bedrooms with plenty of storage space. You will also love the wrap around garden, which features a greenhouse, a shed, and a workshop. Plus, you will enjoy the convenience of having a single garage and a quiet cul-de-sac location.

Findhorn is a charming village with a vibrant community, sandy beaches, and a range of activities and amenities. You can walk to the local shops, restaurants, and pubs, where you can enjoy the friendly atmosphere and the delicious cuisine of Findhorn. You can also indulge in your passion for water sports, as the bay is just a short walk away, where you can join the sailing club, rent a kayak, or take a boat trip.

This property would appeal to a range of buyers including families as it has potential opportunity to further extend. There are also Local and Private schooling options; Drumduan School is in nearby Forres and Gordonstoun further along the Moray Firth.

Viewing is Strongly Recommended

EPC Rating Band "E"

OFFERS OVER £360,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance Porch – 5'4" (1.62m) x 5'10" (1.77m)

A composite door with a stained-glass window and a side window of opaque uPVC double glazing welcomes you to the property. The entrance has solid wood flooring, a single pendant light on the ceiling, and a built-in cupboard that houses the fuse box and offers some shelf and hanging space. A wooden door with obscure glass and a matching side window leads to the hallway.

Hallway - 22'8" x 5'9" (6.9m x 1.75m) narrowing to 3'4" (1.01m)

This spacious and bright hallway features two pendant lights, an artex ceiling with coving, and wood flooring. It also has two single power points, a double radiator, a wall mounted bell chime, and a thermostat control panel. For safety and convenience, the hallway is equipped with a smoke alarm, a heat detector, and a loft access. A built-in cupboard provides part shelving for storage. A multi-panel glass door leads to the lounge and kitchen, while further doors lead to the bedrooms and shower room.



Lounge Diner - 11'3" (3.42m) x 24'0" (7.31m)

Enjoy the spacious and bright lounge diner that offers plenty of room for both relaxing and dining. The lounge area features a cosy electric fireplace with a wooden mantel and a tiled hearth, as well as a TV point and various power outlets. The dining area can accommodate a large table and chairs, and has a heat detector for safety. The room has two ceiling lights, an artex ceiling with coving, and a carpeted floor. The lounge diner also benefits from two full-height uPVC double glazed windows with vertical blinds, curtain poles and matching curtains, one at the front and one at the rear, letting in lots of natural light.





Kitchen – 12'1" (3.68m) x 9'10" (2.99m)

Lovely, fitted kitchen with a range of wall mounted cupboards, glass display cabinets and under unit lighting. Base units with a rolltop worksurface and tiled splashback to the walls. Integrated appliances include an eye level oven and microwave, electric hob with stainless steel and glass chimney style extractor hood, slimline dishwasher, washing machine, fridge/freezer and 1 ½ ceramic sink with mixer tap and drainer. Various power points, double radiator, 5 bulb strip light fitting, heat detector and tile effect vinyl to the floor. uPVC double glazed window with vertical blind overlooks the rear garden. uPVC double glazed door with obscure glass provides access to the lean-to-greenhouse.



Bedroom 1 – 9'11" (3.02m) x 11'9" (3.57m)

Double bedroom with a pendant light fitting, artex ceiling, carpet to the floor, double radiator, Double and two single power sockets. Tv aerial. uPVC double glazed window with hanging curtains overlooks the rear aspect.



Bedroom 2 – 9'11" (3.02m) x 11'8" (3.55m)

Double bedroom with a pendant light fitting, artex ceiling, double radiator, Tv point and double and single power points. Carpet to the floor. Built-in double wardrobe which provides part shelf and hanging storage. uPVC double glazed window with vertical blinds, brushed curtain pole and hanging curtains which overlooks the front aspect.



Bedroom 3 – 7'11" (2.4m) x 13'9" (4.18m)

Double bedroom with a 4-halogen bulb strip light fitting, artex ceiling finished with coving, single radiator, single power point and vinyl to the floor. Built-in double wardrobe provides part shelf and hanging storage. uPVC double glazed window with vertical blinds, brushed curtain pole and hanging curtains which overlooks the front aspect.



Shower Room – 6'2" (1.87m) x 9'11" (3.02m)

The Shower Room offers a low level W.C and a pedestal wash and basin with elegant chrome taps and ceramic tiles on the walls. There is also a wall mounted mirror, a glass shelf and chrome accessories for your convenience. The walk-in shower enclosure has a powerful mains operated shower, full height tiling and glass doors that can be retracted when not in use. The wall mounted vanity cupboard provides extra storage space, and the 3 bulb ceiling light fitting creates a bright atmosphere. The floor is tiled, the towel rail is white and heated, and the uPVC double glazed window to the rear aspect ensures privacy and natural light.



Greenhouse – 6'4" (1.92m) x 24'3" (7.37m)

Fully glazed greenhouse with sliding door at either end. Two wall mounted light fittings, external power socket, paved flooring. Access to the kitchen.



Front, Side & Rear Gardens

The property is surrounded by a wall with two iron gates for entry. The front and side garden has a lawn with mature trees and plants. Another wooden gate separates the front and side from the back.



The back garden is enclosed by a wall and a hedge. It has a patio with a decorative path and a stone border that leads to the garage and the shed. There is a pergola with seating, raised beds with various plants, trees and flowers. The greenhouse has the oil boiler and a tap on one side, and the oil tank is on the other side of the shed.



Garage – 10'5" (3.17m) x 17'6" (5.33m) & Workshop – 6'11" (2.1m) x 10'5" (3.17m)

The property features a spacious workshop that can be accessed from a metal door at the back. The workshop has a strip light and an additional pendant light, as well as two double power sockets for your convenience. There is a workbench area and a window that lets in natural light. The workshop also offers ample storage space with wall mounted shelves and cupboards. The floor is made of concrete for durability.

From the workshop, you can enter the garage, which has a roller door that opens to the driveway. The garage has two windows on the side, a strip light, and two double power sockets. The floor is also concrete, and the walls are breeze block. The roof is made of timber for a rustic look.

Note 1 – All integrated appliances, floor coverings, light fittings, curtains and blinds are included in the sale.

Council Tax Band "E"





Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment
