



## **225 Pineridge, Findhorn, IV36 3TB**



We have great pleasure in offering this 3 Bedroom Norwegian/Scandinavian Designed Detached Eco Lodge situated in a Quiet Position nestled within the Woodland on Findhorn Park.

Accommodation comprises; Entrance Hallway, Two Double Bedrooms and a Shower room on the ground floor. Further Bedroom on the 1<sup>st</sup> floor, Lounge, Kitchen and Dining Area.

The Pineridge Development offers a small hamlet of houses nestled within the beautiful woodland of The Park. The amenities are within a short walk and include the local café, Phoenix shop, theatre and meditation sanctuaries. The beach is just a short stroll through the Dunes and woodland.

Further benefits include Central Heating, Triple Glazed Windows & Shared Parking.

An internal viewing is strongly recommended.

EPC Rating Band "E"

# **OFFERS OVER £355,000**

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

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### **Entrance Vestibule – 4’10” (1.46m) x 6’0” (1.82m)**

Secure entrance with an inviting bright open vestibule which is entered through the secure timber door with 4 glazed panel inserts. Wooden flooring. Pendant light fitting and double power point. Small cupboard to conceal the consumer unit. Further doors with glazed panels leads to the hallway and to the Staircase.



### **Inner Hallway**

To provide access to the Ground floor Bedrooms and Shower room. Pendant light fitting, smoke alarm, Wooden flooring and single radiator. Built-in cupboard fronted by wooden louver doors for storage and access to the fuse box.



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**Bedroom 1- 16'10" (5.13m) x 9'8" (2.94m) max measurement**

Lovely bright Bedroom with triple glazed windows with pine curtain poles, which enjoys morning and afternoon sunshine. French Patio doors provide access to the side garden. Built-in wardrobes with wooden louvre doors for storage. Two ceiling light fittings, wooden floors and purpose-built vanity sink with a feature modern designed green patina copper basin. Large radiator, further heated towel rail and various power points.



**Bedroom 2- 10'5" (3.17m) x 9'7" (2.91m)**

Double bedroom with dual aspect windows with pine curtain poles overlooking the rear and side garden. Pendant light fitting, single radiator and wooden floors. Various power points. Built-in cupboard offers storage within the understairs space.



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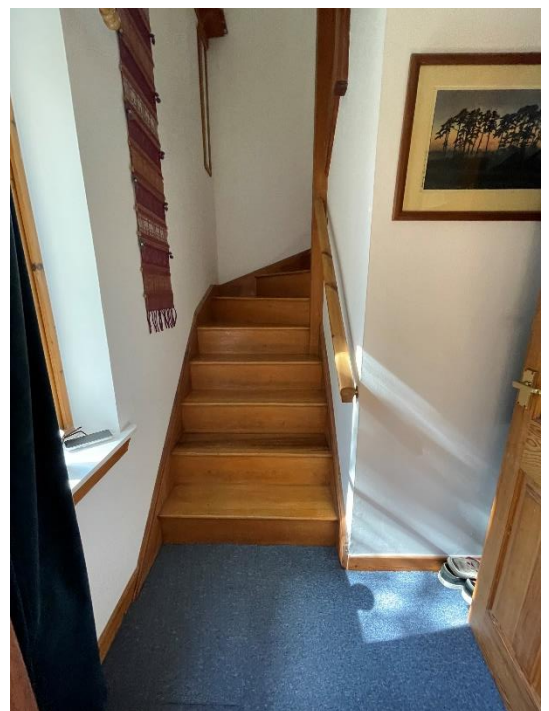
### **Shower Room – 7'0" (2.13m) x 5'5" (1.64m)**

Modern and newly fitted shower room which provides a walk-in shower with mains operated rain head shower and further showering attachment. Shower tray, wet wall and retractable shower screen doors. Low level W.C and wall mounted vanity wash hand basin with chrome mixer tap and wet wall splashback. A recessed cupboard fronted with wooden louvre doors provides storage. Chrome heated towel rail. Wood effect flooring, xpelair, ceiling light fitting and Triple glazed window to the side aspect.



### **Staircase to 1<sup>st</sup> Floor**

Carpet to the Lower Hall with a timber staircase and wooden handrail leading the way to the 1<sup>st</sup> floor. Window to the front aspect provides natural light. Ceiling light fitting, radiator and wall mounted coat hooks. On the half turn of the stair there is a window which overlooks the rear aspect.



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**L-Shaped Landing/Dining Area – 11'4" (3.45m) x 3'9" (1.13m) extending to 8'4" (2.54m) x 5'11" (1.8m)**

Open plan landing with doors leading to the lounge, Kitchen and Bedroom 3. The landing also has an area suitable to dining with a space big enough to accommodate a table and chairs. 2 pendant light fittings, single radiator, smoke alarm, wood flooring, BT and various power points. Loft access. Built-in storage concealed within wooden louver doors. Large triple glazed window with a further two smaller windows overlooking the front aspect.



**Lounge – 17'0" (5.18m) x 9'10" (2.99m)**

Lovely 1<sup>st</sup> floor lounge with a large central window to the side aspect and further velux windows within the Apex of the roof which brings in all day sunshine. Pendant light fitting, smoke alarm, single radiator, various power points and wood flooring.



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### **Kitchen – 10'4" (3.15m) x 5'6" (1.67m)**

Modern fitted kitchen with two wall mounted cupboards and matching base units finished in a subtle navy wood door which is complimented by a bright white worktop and matching backsplash. Integrated appliances include under counter electric double oven, hob with stainless steel chimney style extractor hood and stainless-steel sink with chrome mixer tap and drainer. Space for a washing machine and fridge/freezer. Window to the side aspect, single radiator, wood flooring, pendant light and timber shelving.



### **Bedroom 3 – 9'10" (2.99m) x 10'6" (3.2m)**

This fabulous bedroom has the added bonus of a Mezzanine level which could be utilised as a sleeping area or relaxation zone. The bedroom offers reasonable space with the benefits of two triple glazed windows to the side and a further two velux windows providing natural light from the front Mezzanine and rear aspects. Various power points, single radiator & built-in wardrobe fronted by wooden louver doors. Loft access.





### **Front and Rear Open Plan Gardens**

The property enjoys a woodland garden with the delight of being nestled within a small area of trees and shrubs. The Pineridge development has a small area to parking and is just a short walk along a footpath to the house. With little traffic on the development this makes it a safe space for children and pets to play within the surrounding woodland.



### **Getting about**

Transport links by air and rail are close by. Car share schemes are proving very popular amongst the property owners with electric charging points throughout the village. A cycle path from Kinloss to Forres makes access to the Town easy.

Note 1 – The Integrated oven and hob, fixed floor coverings and blinds and curtain poles are included in the sale.

Note 2 – The freestanding white goods, rugs and some light fittings will not be included.

Council Tax Band “E”

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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.

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

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