



grampian **property** centre

THE OLD EAST MANSE DYKE, FORRES, IV36 2TL



We are delighted to offer this superb 4 Bedroom Detached Family Home with Self Contained 'Bothy', set in beautiful garden grounds. The property is south facing, offers fabulous countryside views and located within the sought after and popular Moray village of Dyke.

Dyke is situated approximately four miles west of Forres and has facilities to include a well respected primary school, village hall and local church. Forres offers a range of services and facilities to include primary and secondary schools, shops, supermarkets, professional services, hotels, restaurants and benefits from travel links by road and rail to Inverness and Aberdeen.

The Old East Manse, accommodation comprises; Entrance Vestibule, Hallway, Drawing Room, Dining Room, Dining Kitchen/Family Room, Cloakroom/Utility Room, Conservatory, Master Bedroom with Dressing Room/Study, Bedroom 2 with Jack n Jill Shower Room, Two Further Bedrooms and Family Bathroom. Further benefits include Oil Central Heating, Solar Panels, Double Glazing, Garage and Garden Grounds.

The Old East Manse Bothy, accommodation comprises; Open Plan Lounge and Kitchen, Two Bedrooms and Shower Room. Further benefits include Electric Heating, Double Glazing and Garden.

EPC Rating 'F'

Viewing is Strongly Recommended.

FIXED PRICE £365,000
£5,000 BELOW VALUATION

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73 High Street / Forres / Moray / IV36 1AE

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♦ **Entrance Vestibule - 8'9"(2.66m) x 6'8"(2.02m) (plus door recess)**

Entrance to the property is through a uPVC double glazed door, this leads to the Entrance Vestibule. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Double radiator. Wall mounted coat hooks. Door leading to the Hallway with obscure glazed panels to either side of the door.

♦ **Hallway**

Hallway with a beautiful staircase leading to upper accommodation. Single pendant light fitting with ornate ceiling rose, coving and smoke alarm to the ceiling. Carpet to the floor. Two BT points and three single power points. Single radiator. Wall mounted bell chime. Under stair cupboard providing storage space and houses the consumer units. Pitch pine doors leading to the Drawing Room, Dining Room and Dining Kitchen/Family Room.



♦ **Drawing Room - 17'3"(5.26m) x 15'9"(4.8m) plus bay window**



Beautiful and bright south facing room with bay windows overlooking the front garden and views over the countryside, fitted with shutters. The focal point of the room is an open fire with a marble hearth, wooden surround and mantel. Three linked radiators and a single radiator. Three bulb light fitting, controlled by a dimmer switch with ornate ceiling rose and coving to the ceiling. Carpet to the floor. TV point and various power points.



♦ **Dining Room - 15'9"(4.8m) x 17'4"(5.28m) plus Bay Window**



Superb Dining Room, again South facing with bay windows, offering views to the front aspect and over the countryside, fitted with shutters. The focal point of this room is an open fire with wrought iron inset, tiled hearth, marble fender and wooden surround and mantel. Three linked radiators and single radiator. TV point and various power points. Feature alcove. Three bulb light fitting, ceiling rose and coving to the ceiling. Two wall mounted light fittings. Carpet to the floor.



♦ **Dining Kitchen/Family Room - 15'7"(4.74m) narrowing to 10'2"(3.1m) plus door recess x 26'7"(8.10m) (maximum measurement)**



Fabulous social space, with fully fitted Kitchen with a range of base units and wall mounted cupboards. Roll top work surface. Raeburn Royal range cooker with ceramic tiled splash back. Overhead extractor. Pine linings. Space available for a cooker, dishwasher and American style fridge freezer. Stainless steel double sink, drainer and mixer tap. Wood effect laminate to the floor. Various power points. Single pendant light fitting, strip light, smoke alarm and coving to the ceiling. Two double radiators. Windows looking towards the 'Bothy'. Ample space for a dining table and chairs. uPVC double glazed door leading to the Conservatory. Wall mounted heating control and water immersion. Within the Family area, the focal point is an open fire with painted stone surround and ceramic tiled hearth.



♦ **Conservatory - 12'0"(3.66m) x 10'9"(3.27m)**



Double French doors leading from the Kitchen to the Conservatory, which overlooks the Garden with polycarbonate sheet roof and a rendered block dwarf wall. Wall mounted light fitting. Double French doors leading to the Garden. Door leading to the Garage.

♦ **Rear Vestibule - 4'6"(1.36m) x 5'6"(1.67m)**

Single pendant light fitting to the ceiling. Wall mounted bell chime. Original wood flooring. Wall mounted coat hooks. uPVC double glazed door leading out to the rear of the property.

♦ **Cloakroom/Utility Room - 8'1"(2.46m) x 4'5"(1.34m)**

Useful space comprising of a low level WC and wash hand basin with storage space below. Wall mounted mirror. Wall mounted cupboards. Space for a washing machine. Single pendant light fitting to the ceiling. Pine linings to the walls and ceiling. Window to the side aspect. Single radiator.



♦ **Staircase and Landing**

Carpeted staircase leading to upper accommodation with painted balustrades and handrail. Window overlooking the countryside. Single pendant light fitting and smoke alarm to the ceiling. Single power point. Double radiator. Carpet to the floor. Doors leading to the Bedrooms and Bathroom.



♦ **Master Bedroom with Dressing Room/Study - 17'7"(5.36m) x 16'0"(4.88m)(maximum measurement)**



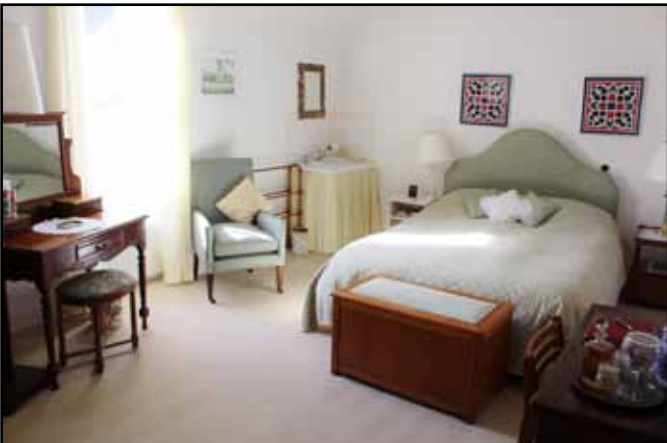
Spacious Double Bedroom with window to the front aspect. Single pendant light fitting to the ceiling. Carpet to the floor. Various power points. Alcove with pedestal wash hand basin with ceramic tiling and light fitting. Double radiator. Built in wardrobe offering hanging and shelved storage. Door leading to the Dressing Room.



♦ **Dressing Room/Study - 8'11"(2.72m) x 9'4"(2.84m) (maximum measurement)**

Dressing Room/Study with window to the front aspect. Single pendant light fitting to the ceiling. Carpet to the floor. Double radiator. Various power points. Built in wardrobe offering hanging and shelved storage.

♦ **Bedroom 2 with Jack and Jill Shower Room**
♦ **Bedroom - 12'0"(3.66m) x 17'6"(5.33m)**



Double Bedroom with window to the front aspect. Single pendant light fitting to the ceiling. Carpet to the floor.

Single radiator. Various power points. Wash hand basin with mixer tap and ceramic tiled splash back. Door leading to the Jack n Jill Shower Room



♦ **Jack and Jill Shower Room - 14'5"(4.39m) x 4'5"(1.34m)(maximum measurement)**

Jack and Jill Shower Room with access from the Hallway and Bedroom 2. Pine linings to the walls and ceiling. Low level WC, wall mounted wash hand basin with mixer tap and shower enclosure with overhead shower and ceramic tiling to the walls. Three recessed spot lights and xplair to the ceiling. Wall mounted dimplex heater, heated towel rail and mirror. Small window overlooking the rear aspect. Cork tiling to the floor.



♦ **Inner Hallway**

Single pendant light fitting and smoke alarm to the ceiling. Window to the side aspect. Single radiator. Carpet to the floor. Solar panel control panel.

♦ **Bedroom 3 - 12'1"(3.68m) x 11'9"(3.57m)**



Double Bedroom with window to the side aspect. Single pendant light fitting to the ceiling. Vanity unit with wash hand basin. Wall mounted mirror and light with shaving point. Carpet to the floor. Various power points.



♦ **Bedroom 4 - 11'10"(3.6m) x 11'8"(3.55m)**
(maximum measurement)



Double Bedroom with window to the side aspect. Single pendant light fitting to the ceiling. Carpet to the floor. Various power points. Built in cupboard utilised as a linen cupboard and houses the water tank. Double wardrobe providing hanging and shelved storage, incorporating a dressing table and wall mounted mirror. Single radiator. Wash hand basin with ceramic tiled splash back, wall mounted mirror, light and shaving point.

♦ **Bathroom - 9'8"(2.94m) x 5'0"(1.52m)**

Bathroom with Low level WC, bath with overhead electric shower, concertina shower screen and pedestal wash hand basin. Pine linings to the wall and ceiling. Two recessed spot lights to the ceiling. Vinyl to the floor. Double radiator. Window to the side aspect. Wall mounted medicine cabinet fronted by mirror doors. Ceramic tiling to the walls. Pine accessories. Wall mounted heated towel rail.



♦ **Driveway & Garage/Workshop - 17'11"(5.46m)**
x 29'5"(8.96m)

Tarmac driveway to the front of the property, leading to the rear of the property, which is stone chipped and provides ample parking. Large Garage/Workshop of concrete block construction with double wooden doors to the front and service door leading to the Conservatory. Power and strip lighting. The Ideal Buccaneer Stelrad Group oil fired boiler is situated within the garage.

♦ **Garden**

The property is set within a beautiful, well kept and established garden. South facing, mainly laid to lawn with a range of flowers, mature shrubs, trees and bushes. The Garden is enclosed by a fence boundary. To the rear of the property there is a paved patio seating area.



Note 1

All floor coverings and light fittings are included in the sale.

Note 2

These particulars are provided for the guidance of enquirers only and while believed to be correct are not guaranteed. All measurements are approximate. The mention of any appliances and/or services in these details have not been tested, and does not imply that these are in full and efficient working order.

Note 3

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

Council Tax
Band F

Entry
By mutual agreement

Offers

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

FREE MARKET APPRAISAL

We are pleased to offer a Free without obligation Market Appraisal on your own home. We will give advice on the asking price and how we market it professionally. Please call on 01343 549944.

Description Act

It is advised to satisfy themselves to all aspects of accuracy and should not rely unreservedly on the details, accurate, they are not guaranteed. these particulars are not for use as part of any offer or contract.

OLD EAST MANSE BOTHY

Delightful 'Bothy' located within the grounds of The Old East Manse.

Accommodation comprising; Entrance Hallway, Open Plan Kitchen and Lounge, Shower Room and Two Bedrooms. Further benefits include Double Glazing and Electric Heating.

Secure wooden door with glazed panels leading to the property.

♦ Hallway - 2'10"(0.85m) x 7'9"(2.35m) (maximum measurement)

Single recessed spot light to the ceiling. Wall mounted coat hooks. Vinyl to the floor. Multi panel glazed door leading to the Open Plan Kitchen with Lounge and Shower Room.

♦ Shower Room - 6'1"(1.84m) x 5'10"(1.77m)

Shower room with a corner shower enclosure with an overhead electric Mira shower and wet wall finish. Wash hand basin within a vanity unit, offering storage space and wall mounted mirror. Low level WC. One recessed spot light to the ceiling. Wall mounted Xpleair. Vinyl to the floor. Heated towel rail. Window with obscure glass to the rear aspect with roller blind.



♦ Kitchen - 6'4"(1.92m) x 8'11"(2.72m)



Fully fitted Kitchen with a range of base units and wall mounted cupboards. Ceramic tiling to the walls. Roll top work surface and breakfast bar. Stainless steel sink, drainer and mixer tap. Space for a cooker, washing machine and fridge. Tile effect vinyl to the floor. Four recessed spot lights to the ceiling. Wall mounted xpleair.



♦ Lounge - 11'9"(3.57m) x 13'2"(4.01m)



Nice presented Lounge with windows to the front aspect and a further window to the rear aspect. Two wall mounted light fittings. Smoke alarm to the ceiling. Various power points. Two wall mounted electric heaters. Carpet to the floor. Under stair storage. Stairs leading to upper accommodation.

◆ Stairs and Landing

Carpeted staircase with pine handrail and spindles. Recessed light fitting and smoke alarm to the ceiling. Storage cupboard providing storage space and houses the water tank.

◆ Bedroom 1 - 9'6"(2.89m) x 12'0"(3.66m)



Double Bedroom with window to the front aspect with Roman blind. Single light fitting to the ceiling. Carpet to the floor. Various power points. Wall mounted electric heater. Alcove with shelved storage.

◆ Bedroom 2 - 12'0" (3.66m) x 7'6"(2.28m)



Bedroom with window to the rear aspect with Roman blind. Wall mounted electric heater. Carpet to the floor. BT point and various power points. Single light fitting and wall mounted light fitting.

◆ Garden



The Garden is mainly laid to lawn with a paved patio seating area. Exterior light.

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All Floor Coverings, Blinds and Integrated Kitchen Appliances are included in the sale.

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Band C

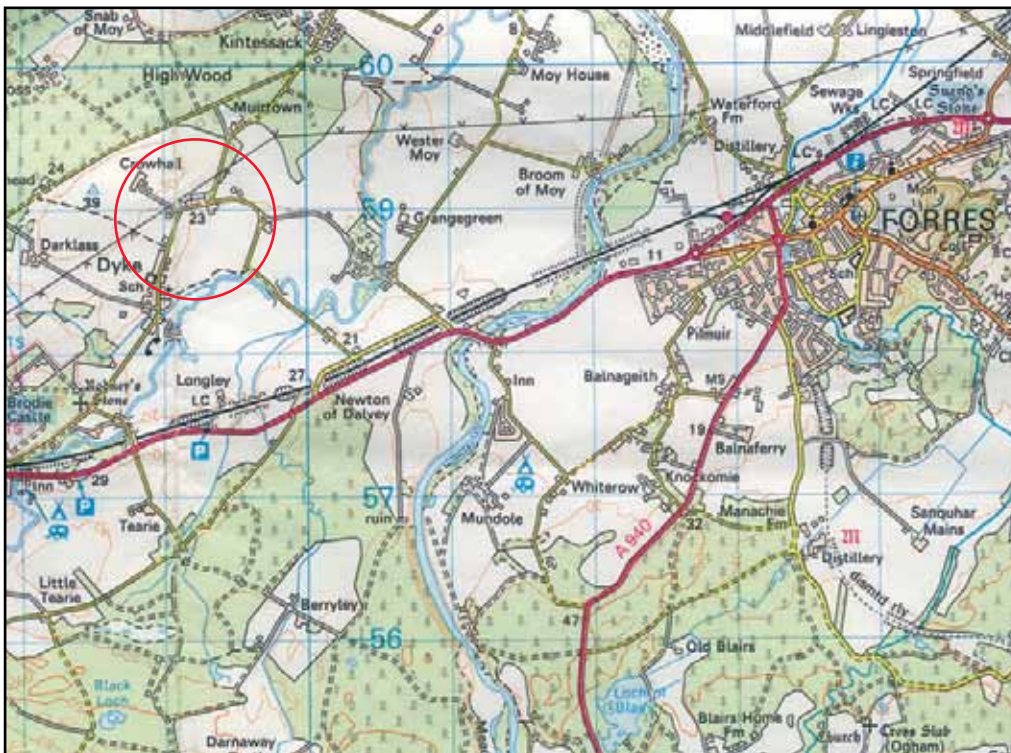
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