



## **10a Broom Walk, Findhorn, IV36 3WF**



Superb and a rare opportunity to purchase a delightful and well-presented 4 Bedroom Family Home.

The property is situated within the heart of the village, only a short walk through the marram grass and low sand dunes from the village to Findhorn's wonderful beach. To the west this extends only as far as the mouth of Findhorn Bay. But to the east it extends for seven miles of wide inviting sands.

Forres, which is within a 10 minute drive, is a popular town with respected local Primary and Secondary Schools, various shops, supermarkets, leisure facilities, golf course and a variety of woodland walks.

Fabulous accommodation comprising, Entrance Porch, Hallway Lounge, Open Plan Dining Kitchen with Sunroom and Utility Room. Master Bedroom with En-Suite Shower Room and 3 Further Bedrooms. Further benefits include Oil Central Heating, Double Glazing, Garden and Off-Street Parking.

EPC Rating Band D

Viewing is strongly recommended to appreciate the accommodation and location on offer.

### **OFFERS OVER £450,000**

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

### Entrance Porch - 8'0" x 5'4"

A secure door with glazed panels enters into the welcoming Porch. Two windows to the front aspect, overlooking the garden, therefore a nice light space. The floor, boasting ceramic tiling to the floor, combines durability with style. Above, a single light fitting to the ceiling. Double power point. Wall-mounted heating control. Door leading to the Hallway.



### Hallway

Step into the welcoming embrace of this hallway, the perfect introduction to a home that promises comfort and style. Bathed in natural light from the Velux window, the space is illuminated by seven recessed spotlights. The practicality of wall-to-wall fitted cupboards offers generous storage. Double radiator, BT and various power points. Wood flooring. Stairs leading to further accommodation.



### Lounge - 15'8" x 12'5"

Step into the comfort of a well-presented Lounge with double aspect windows. Windows to the front aspect with Roman blinds and a further window to the side aspect, again, fitted with a Roman blind. Light fittings, controlled by a dimmer switch and coving to the ceiling. Wood flooring underfoot with a wood burner sitting on a glazed plinth, promising a warm room. TV and various power points, this space is designed for both relaxation and entertainment.



## Open Plan Dining Kitchen and Sunroom - 20'8" x 21'3"

Step into a realm of modern comfort with this stunning Kitchen and Sunroom, designed for both culinary excellence and serene relaxation. The kitchen boasts base units and wall-mounted cupboards, complemented by a junker-style work surface. It's fully equipped with integrated appliances, including a double oven, 4 ring induction hob, fridge, freezer, and dishwasher. Various power points. Large vertical radiator and a further double radiator. Ample space available for a large dining table and chairs. The Sunroom invites natural light to dance across the wood flooring, offering a south-facing view that opens to a lush green area. Velux windows add an airy feel, while the sliding patio doors lead out to a welcoming decked area, perfect for enjoying those sunny days. Sliding door leading to the Utility Room.





### **Utility Room - 6'3" x 11'1"**

Practical space is thoughtfully laid out with a durable worksurface. Accommodation for a washing machine and a fridge/freezer ensure that all your appliances have a home, while the wall-mounted cupboard and built-in storage provide ample space to keep essentials tucked away yet accessible. The oil boiler is smartly situated in its own designated area. Various power points. Two recessed spotlights. Ceramic tiling to the floor. Window to the side aspect invites natural light. Secure door with obscure glass opens to the side of the property.



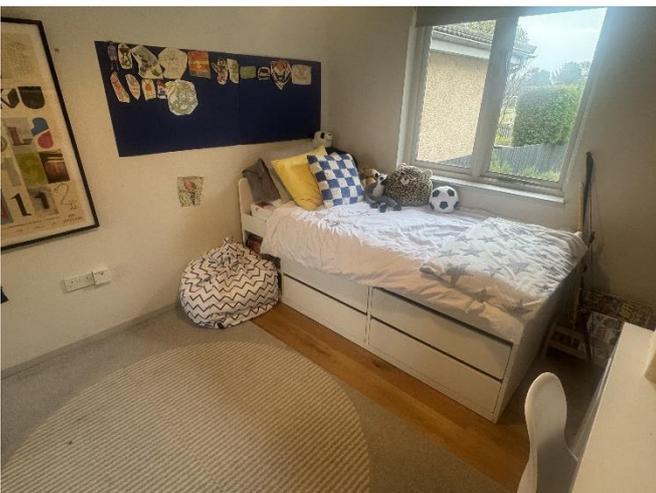
### **Bedroom 2 - 11'3" narrowing to 9'3" x 6'8" extending to 9'7"**

Bedroom with window to the front aspect with Roller blind. Single pendant light fitting to the ceiling. Wood flooring. Under stair cupboard providing storage space. Various power points. Double radiator. Clothes Airing pulley to the ceiling.

### **Bedroom 3 with En-Suite Shower Room**

#### **Bedroom - 9'6" x 9'7"**

Bedroom with windows to the rear aspect with roller blinds. Single pendant light fitting to the ceiling. Wood flooring. BT point and various power points. Double radiator. Fitted double wardrobe, fronted by mirror doors, providing hanging and shelved storage.



#### **Shower Room - 6'7" x 3'11" plus shower recess**

Low level WC, pedestal wash hand basin, shower enclosure with overhead electric shower. Tiling to the walls. Vinyl to the floor. Window with obscure glass to the rear aspect. Single light fitting and coving to the ceiling. Chrome accessories. Single radiator and xpleair.

#### **Bedroom 4 - 12'7" x 6'10"**

Bedroom with window to the side aspect with roller blind. Single pendant light fitting and coving to the ceiling. Wood flooring. Various power points. Double radiator.



#### **Family Bathroom - 7'1" x 12'8"**

Bathroom with obscure glazed window to the side aspect. Low level WC, pedestal wash hand basin with mixer taps and bath with shower attachment. Ceramic tiling to the walls. Chrome heated towel rail. 3 recessed spotlights and coving to the ceiling. Wall mounted mirror.



### **Stairs and Landing - 13'2" x 12'10" (maximum measurement)**

Carpeted staircase that leads you to a spacious landing, perfect for setting up a home office or an area to relax. The staircase, adorned with a painted handrail and balustrades. The landing opens to a well-lit area, thanks to a window facing the front, complete with a Roman blind, and a Velux window at the rear, equipped with a fitted blind, ensuring natural light. Various power points and a TV point to cater to your entertainment needs. Carpet to the floor. Storage is thoughtfully integrated with a built-in cupboard that provides ample hanging and shelved space. Recessed spotlights and a smoke alarm to the ceiling.



### **Master Bedroom and En-Suite**

#### **Bedroom - 13'0" x 13'6"**

Spacious bedroom, designed to be your personal haven. Bathed in natural light from two Velux windows. Carpet to the floor. The double radiator ensures warmth on chilly days, while various power points and a TV point cater to all your electronic needs. Storage is a built-in wardrobe featuring ample hanging space and shelving. Further eave storage. The open plan extends to a shower room.



### **Shower Room - 9'10" x 9'6" (maximum measurement)**

Bright and airy Shower Room with a low-level WC, pedestal wash hand basin with mixer tap and large shower enclosure with overhead mains shower. Tile effect flooring. Recessed spotlights to the ceiling. Velux window. Wall mounted chrome heated towel rail and mirror. Built in cupboard providing ample storage space.



### **Garden**

The Garden to the front and side of the property is mainly laid to grass with a paved pathway leading to the front door and area laid to stone chips. The Garden to the rear of the property, has a beautiful south facing open aspect, also laid to lawn, with a raised decked seating area and a lower deck. Stone chipped area with a flower border containing mature shrubs and trees to the side. The Garden has a fence boundary.





**Garage**

Single Garage, currently used as a store, with an up and over front door and service door to the side.

**Driveway**

Stone chipped Driveway providing off street parking for at least two cars.



**Note 1**

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

Council Tax Band Currently "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