



## **BYDAND, DALLAS, IV36 2SA**



We are delighted to offer this spacious and well-designed 3 Bedroom Detached Bungalow sitting on approximately 1/2 acre of land, within the popular village of Dallas.

The village has a good community spirit with a hive of events throughout the year.

The accommodation provides; entrance vestibule, hallway, lounge, kitchen/diner, utility room, 3 double bedrooms and large 4-piece bathroom. Further benefits include uPVC double glazing and doors, solar panels, single garage, large driveway and an electric charging port. To the side of the property is a large garden plot with separate access.

An internal viewing is strongly recommended.

EPC Rating Band "D"

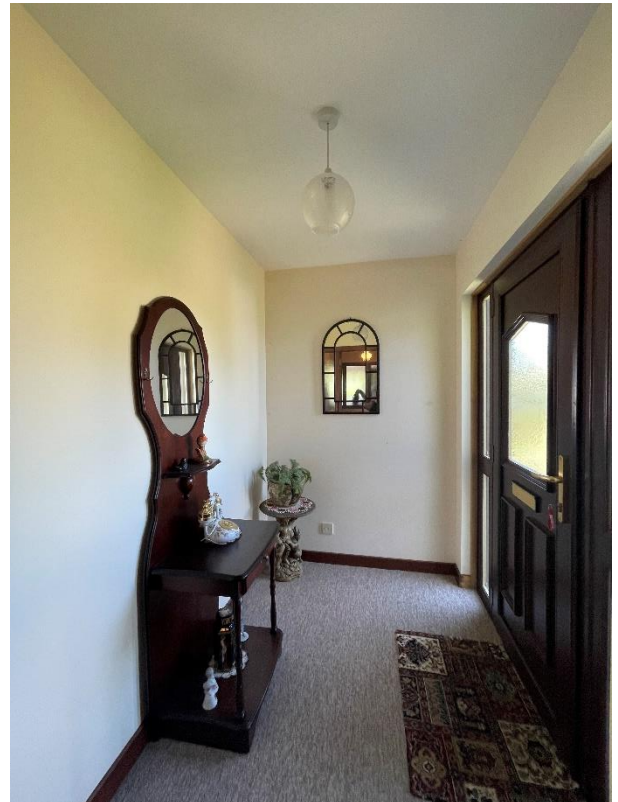
### **OFFERS OVER £340,000**

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

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**Entrance Vestibule – 7’5” (2.25m) x 4’10” (1.46m)**

Entrance through a secure uPVC door with ornate glass panel inserts and matching side windows. Pendant light fitting, carpet to the floor and a BT point. Multi panel glass doors and matching side windows leads to the hallway.



**L-Shaped Hallway – 26’2” (7.97m) x 4’11” (1.48m) extending to 10’0” (3.05m) x 4’10” (1.46m)**

Spacious hallway with 2 pendant light fittings, smoke alarm, double radiator, 2 double power points. Carpet to the floor. Built-in cupboard with shelved storage. Further cupboard with shelving and is commonly utilised as an airing cupboard.





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**Lounge – 14'5" (4.39m) x 22'6" (6.85m)**

Ceiling light fitting, coving, carpet to the floor, double radiator. uPVC double glazed window with brushed chrome curtain pole. Further uPVC French patio doors with two side glazed windows leads out to the garden. TV and various power points. Focal point of the room is an electric fireplace with a marble hearth with matching inset, brass finish and wood surround.





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### **Kitchen/Diner – 23'10" (7.26m) x13'5" (4.08m)**

Large open plan kitchen diner with a range of modern fitted cupboards and shelved display units, base units with a roll top worksurface and matching upstand. Integrated appliances include an electric hob with stainless steel splashback and stainless steel /glass overhead chimney style extractor fan. Eye level single oven. Single sink with chrome mixer taps and drainer. 9 recess halogen spotlights to the ceiling, coving and two large uPVC window with roller blinds overlook the rear /side aspect. TV, various power points and vinyl to the floor.

The dining area has a 3-bulb ceiling light fitting, coved ceiling, carpet to the floor, double radiator BT and various power points. 5 panel obscure glazed windows draw light from the hallway. Two multi panel glass doors lead to the hallway and the lounge. Ample space for a large dining table and chairs.





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**Utility Room – 11'11" (3.62m) x 8'9" (2.66m)**

Practical room with uPVC door access to the garden. Single base unit with worktop to provide under counter space for a washing machine. Further storage for a tumble dryer, larder fridge, chest freezer and the Worcester oil-fired boiler. Single radiator, various power points, loft access and two uPVC windows overlook the side and rear garden.

**Bedroom 1 – 12'9" (3.88m) x 12'7" (3.83m)**

Double bedroom with a pendant light fitting, single radiator, TV, BT and various power points. Carpet to the floor. uPVC double glazed window with brushed chrome curtain pole overlooks the front aspect. Large built-in double wardrobe provides part shelved and hanging storage.



**Bedroom 2 – 14'4" (4.37m) x 11'1" (3.37m)**

Double bedroom with a pendant light fitting, single radiator, various power points. Carpet to the floor. uPVC double glazed window with net curtains and curtain pole overlooks the front aspect. Large built-in triple wardrobe fronted by wooden sliding doors provides part shelved and hanging storage.

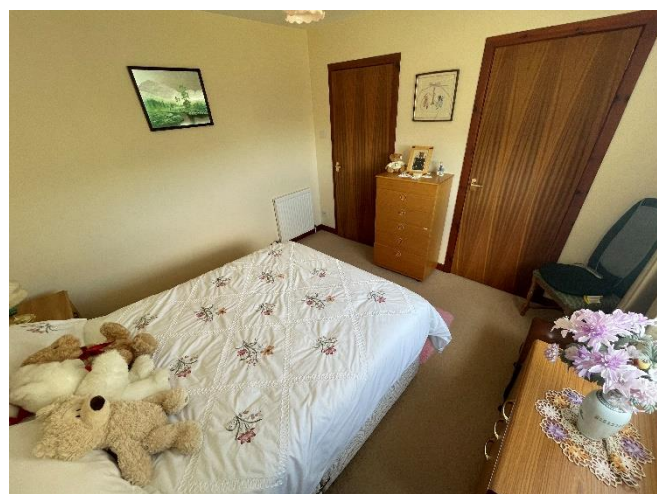




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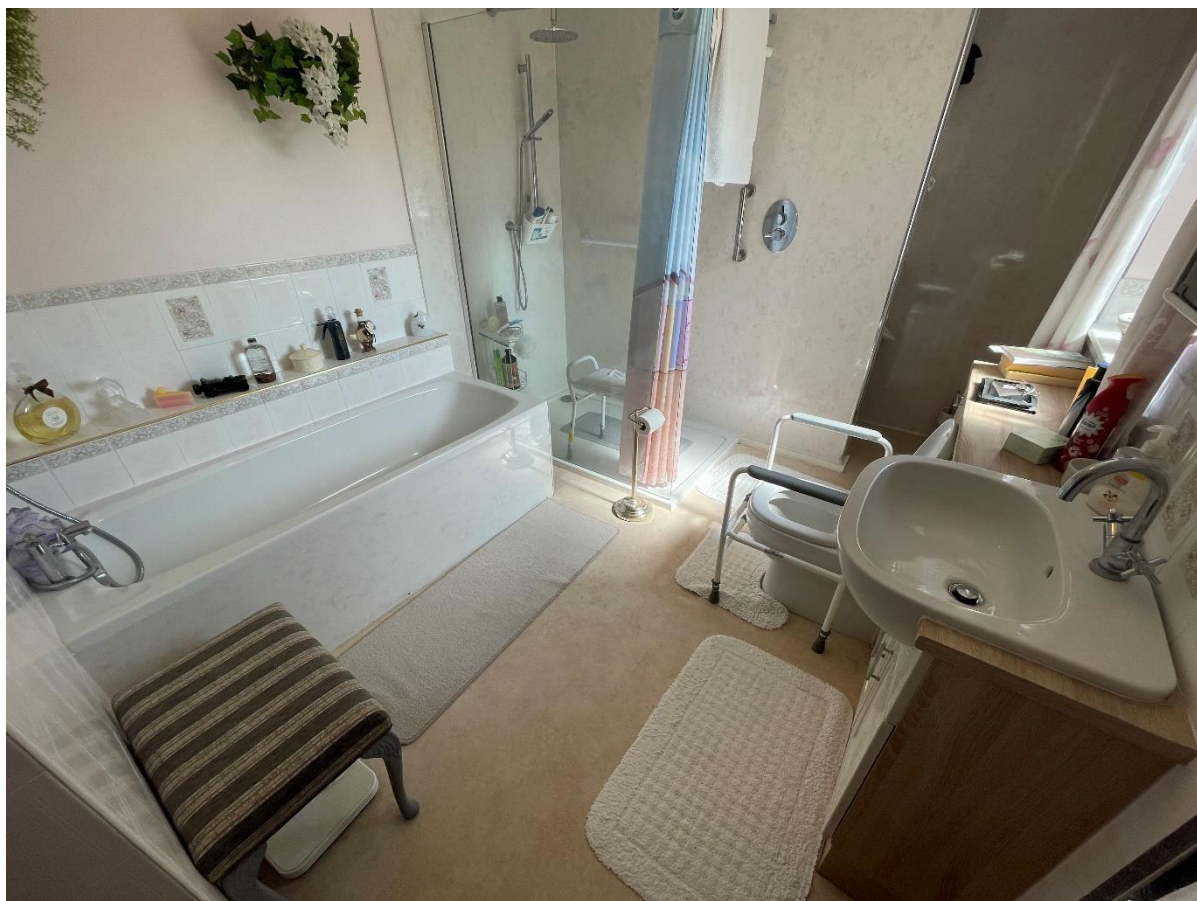
### **Bedroom 3 – 10'10" (3.3m) x 11'1" (3.37m)**

Double bedroom with a pendant light fitting, single radiator, various power points. Carpet to the floor. uPVC double glazed window with net curtains and curtain pole overlooks the front aspect. Single walk-in wardrobe with separate light fitting that provides part shelved and hanging storage.



### **Bathroom – 8'9" (2.66m) x 11'6" (3.5m) plus door access**

4-piece bathroom set to provide a Low-level W.C set within a vanity unit and sink with mixer taps. Wall mounted medicine cabinet and mid height tiling to the walls. Bath with chrome mixer tap and showering attachment. Walk-in shower enclosure with low lying shower tray, wet wall finish to the walls, glass shower screen and mains operated rain shower head with further showering attachment. Recessed shelving for towels. Ceiling light fitting, extractor fan and vinyl to the floor. uPVC double glazed obscure glass window overlooks the side aspect.





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## **Garden**

The garden is fully enclosed within a hedge boundary with driveway access leading to the front of the property. Beautifully manicured gardens outside the lounge with a variety of shrubs and plants around the perimeter of the lawn. To the side of the property is a further area to lawn with established trees. A pathway leads around the property. To the rear garden there is paved patio seating area and outside tap with access into the utility room. A further patio area is located outside the lounge patio doors.

A break opening within the hedge provides access to the large allotment plot/land to the side. This area also has road access. Timber shed for storage. Fruit trees and bushes.



## **Driveway & Garage – 20'8" (6.3m) x 12'8" (3.86m)**

Tarmac driveway provides off road car parking and access to the garage. Electric charging point.

The garage has an up and over door to the front, concrete floor and breeze block walls with timber rafters used for storage. 3 strip light fitting, control panel for solar panels, various power points and service door to the rear garden.

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

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.

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

Please call 01309 696296 for an appointment.

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