

High Beach, 166 Findhorn, Findhorn, Moray, IV36 3YL



A rare opportunity has arisen to purchase this truly unique, traditional one and a half storey semi-detached house with sea views situated in an enviable location of the popular seaside Village of Findhorn.

TRADITIONAL SEMI-DETACHED HOUSE

THREE BEDROOMS

SEA VIEWS

WOOD BURNING STOVE

FULLY MODERNISED THROUGHOUT

ENVIABLE LOCATION

POPULAR SEASIDE VILLAGE

PRIVATE REAR COURTYARD

WOOD STORE

BACK GARDEN/DRYING GREEN

FREEHOLD

OIL CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND C

EPC RATING D

Offers Over
£500,000

This charming traditional one and a half storey semi-detached house is situated in an enviable seaside location within walking distance of the beach and boasting stunning sea views over the surrounding Moray coastline. The property which is currently run as a highly successful holiday let has been fully modernised retaining many original features and high quality fixtures and fittings throughout.

The seaside village of Findhorn is renowned for sandy beaches, bespoke cafes, eateries and pubs together with a variety of water sports and outdoor activities providing a haven for the outdoor enthusiast. Findhorn is also located within commuting distance of Inverness airport and the Cairngorms National Park.

The immaculately presented property benefits from Double Glazing and Oil Central Heating. The good sized accommodation comprises: bright and spacious Lounge with feature exposed stone wall, wooden beams and wood burning stove creating a lovely focal point to the room, high spec. country style Kitchen/Diner with a good selection of wall and base mounted units, high quality granite worktops, integrated fridge/freezer, dishwasher, washing machine, double oven, extractor hood, induction hob and electric fire, there is ample room for a family sized dining table to accommodate all of your informal dining requirements. There are three good sized Double Bedrooms, two of which incorporate wooden beams to the ceiling, modern en-suite Bathroom with free standing bath, under sink storage and heated towel rail and a stylish Shower Room with skylight, large walk in shower cubicle and under sink storage. Back Porch leading to a private courtyard and parking space. The upstairs landing houses built in cupboards providing ample storage.

Outside, there is a terraced area facilitating scenic views over Findhorn Bay together with a rear courtyard providing an ideal space for entertaining or catching the afternoon sun.

There is a good sized wood store located outside the back gate together with a nicely presented back garden/drying green situated near the private car parking space.

This stunning property boasts both elegance and charm and is in walk-in condition throughout. The property provides sea views from the Kitchen, Lounge and bedroom two which incorporates a scenic port style window.

An internal viewing is highly recommended to appreciate the attractive décor and enviable location on offer.





**If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on
01309 673836**

- Lounge: 11'10" x 11'1" (3.60m x 3.37m)
- Kitchen/Diner: 21'11" x 12'11" (6.44m x 3.93m)
- Bedroom 1: 11'4" x 9'4" (3.46m x 2.83m)
- Bedroom 2: 15'4" x 10'1" (4.66m x 3.06m)
- Bedroom 3: 10'8" x 10'1" (3.25m x 3.06m)
- En-suite Bathroom: 7'10" x 5'4" (2.39m x 1.63m)
- Shower Room: 8'8" x 5'4" (2.65m x 1.61m)
- Back Porch: 1.91m x 1.52m (6'3" x 5'0")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.