

## 113 Findhorn, Findhorn, Moray IV36 3YJ



We are delighted to offer this charming, detached three bedroomed Cottage located in the much sought after seaside Village of Findhorn.

**TRADITIONAL ONE AND A HALF STOREY  
DETACHED COTTAGE**

**POPULAR SEASIDE LOCATION**

**THREE BEDROOMS**

**ENTRANCE PORCH/SUN LOUNGE**

**ATTRACTIVE GARDEN AREAS**

**SUMMER HOUSE AND TIMBER SHED**

**UPVC DOUBLE GLAZING**

**ELECTRIC STORAGE HEATING**

**MULTI FUEL STOVE**

**COUNCIL TAX BAND C**

**EPC RATING F**

**F265**

**Offers Over  
£320,000**

This charming, traditional, one and a half storey detached Cottage is situated in the heart of Findhorn Village offering an enviable spot in a much sought after seaside location.

Findhorn is renowned for its sandy beaches together with a variety of scenic walks, water sports, bespoke cafes, pubs and eateries together with a beautiful picturesque coastline offering stunning views over the Moray Firth.

The property benefits from UPVC Double Glazing and Electric Storage Heating.

The good sized accommodation comprises: nicely presented Sun Porch, bright and spacious Lounge with a multi-fuel wood burning stove to the centre of the room creating a lovely focal point, modern fully fitted Kitchen with a good selection of wall and base mounted units, integrated oven, hob and cooker hood, three good sized double Bedrooms and a stylish Bathroom with three piece suite in white, under sink storage, heated towel ladder and walk-in shower cubicle.

There is ample storage facilities provided on the upstairs landing.

Outside, there is a garden area laid to gravel for ease of maintenance, Timber Shed and Summer House together with a slabbed area providing an ideal space to catch the afternoon sun.

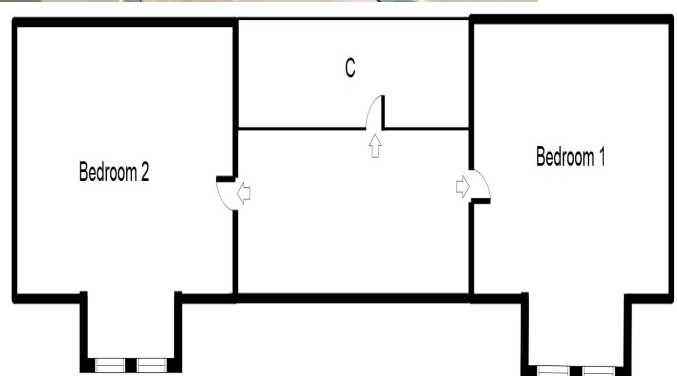
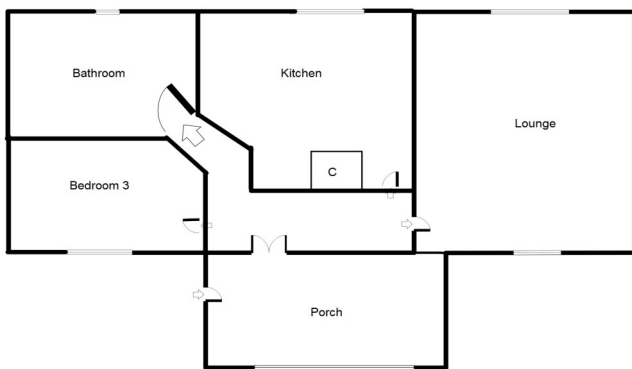
This idyllic Cottage is set in a prime location boasting character, elegance and charm whilst maintaining a lot of original features throughout. It is in immaculate condition and would make an ideal home.





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

- Sun Porch: 3.05m x 1.72m (10' x 5'8")
- Lounge: 3.82m x 4.29m (12'7" x 14'1")
- Kitchen: 3.49m x 2.46m (11'5" x 8'1")
- Bathroom: 2.91m x 2.42m (9'7" x 7'11")
- Bedroom 1: 3.30m x 3.47m (11'5" x 10'10")
- Bedroom 2: 3.25m x 3.47m (10'8" x 11'5")
- Bedroom 3: 2.79m x 2.46m (9'2" x 8'1")
- Summer House: 2.24m x 1.95m (7'4" x 6'5")



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.