

148a Findhorn, Forres, Moray, IV36 3YL



This Spacious Bungalow is situated in the heart of Findhorn Village.

**DETACHED BUNGALOW
THREE BEDROOMS
FENCED GARDEN
LOCATED IN THE HEART OF
FINDHORN VILLAGE
DOUBLE & SECONDARY GLAZING
EPC RATING G
COUNCIL TAX BAND C**

**Offers Over
£280,000**



This Spacious Bungalow is situated in the heart of Findhorn. The dwelling sits in a quiet and tranquil garden close to both the bay and the sea and offers easy access to all of the village amenities.



The bright and spacious accommodation comprises: Entrance Vestibule, Lounge, Three Double Bedrooms, Kitchen, Shower Room and Bathroom. This property offers a range of versatile spaces and would make a lovely family home. The layout of the property also offers the possibility of utilising separate spaces. An internal viewing is highly recommended to understand the full potential of this property.



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



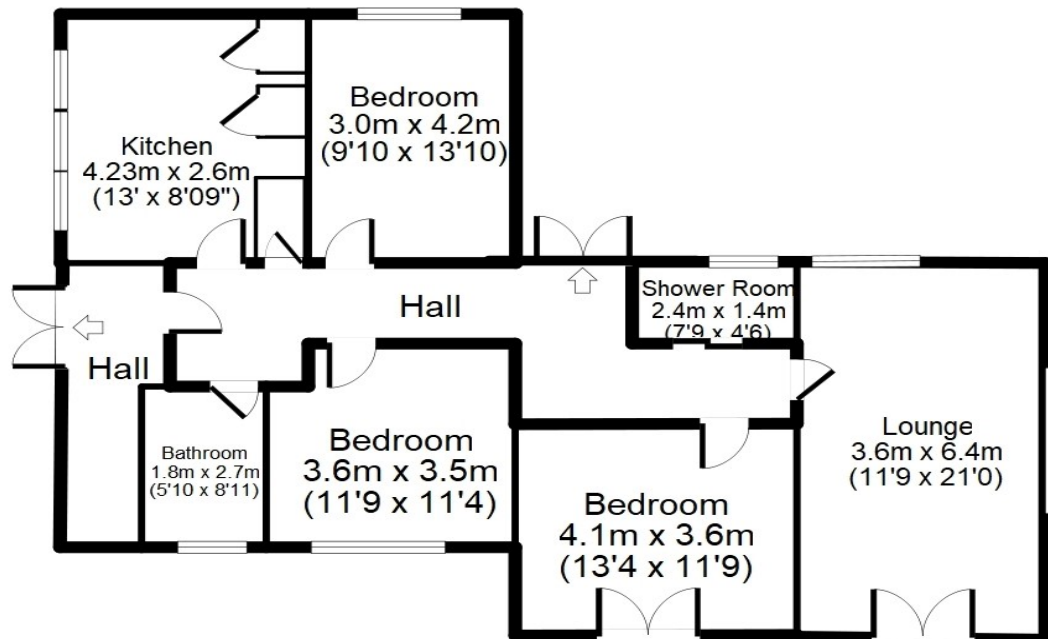
Entrance to the property is through a double wooden door which leads into a vestibule with a single door leading into the hallway of the bungalow. On the left of the hallway is the Kitchen which is fitted with base units and a larder unit giving ample space for storage. The Bathroom is found on the right of the hallway. Continuing through the hallway three Double Bedrooms can be found, all with lovely views of the garden. One of the Bedrooms is currently used as a small Sitting Room whilst the main Bedroom has patio doors leading onto the garden and also a mezzanine area reached by a set of wooden stairs. Halfway through the hallway is an entrance which gives a second entry point for the property. At the end of the hallway is a lovely bright and airy Lounge with patio doors leading onto the garden and large windows giving a triple aspect of the garden.

The garden is laid to lawn and trees within the fenced area.

The additional area of garden ground is available to purchase under separate negotiation.



- Lounge: 6.4m x 3.59 (21'01" x 11'09")
- Kitchen: 4.23m x 2.6m (13' x 8'09")
- Bedroom 1: 3.59m x 4.05m (11'9" x 13'03")
- Bedroom 2: 3.6m x 3.36m (11'09" x 11')
- Bedroom 3: 4.3m x 2.97m (14'61" x 9')
- Shower Room: 1.39m x 2.38m (4'06" x 7'09")
- Bathroom: 2.73m x 1.8m (8'11" x 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.

