

CLUNY ESTATE AGENTS

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5 Broom Walk, Findhorn, IV36 3WF



A rare opportunity has arisen to acquire this beautifully presented four bedroom detached bungalow with sun room, located within a highly sought after residential area of the popular seaside village of Findhorn.

DETACHED BUNGALOW
FOUR BEDROOMS
LOCATED IN THE SCENIC SEASIDE VILLAGE OF FINDHORN
FREEHOLD
IMMACULATELY PRESENTED
PRIVATELY ENCLOSED GARDENS
DECKING
LOG STORE
OIL CENTRAL HEATING
TIMBER & UPVC DOUBLE GLAZING
SUN ROOM
GARAGE
GARDEN STUDIO
SOLAR THERMAL & PHOTOVOLTAIC (PV) PANELS
DRIVEWAY
COUNCIL TAX BAND F
EPC RATING C

Offers Over
£575,000

F407

This beautifully presented four bedroom detached bungalow is located in the highly sought after seaside village of Findhorn. Offered in true walk-in condition, the property provides generous, well-proportioned accommodation and benefits from timber and UPVC double glazing and oil central heating.

Findhorn is renowned for its expansive sandy beaches, vibrant water sports scene, welcoming cafés, pubs and restaurants, and its breathtaking coastline with panoramic views across the Moray Firth. The village is a haven for outdoor enthusiasts, offering plentiful opportunities for sailing, paddleboarding, and other water-based activities, as well as peaceful coastal walks along the shore.

The property is immaculately maintained and thoughtfully designed throughout. At its centre is a high-spec, fully fitted modern dining kitchen, complete with an excellent range of base units, breakfast bar and integrated appliances including a double oven, hob and cooker hood. The open-plan dining area provides a welcoming space for everyday meals and entertaining. This impressive room flows effortlessly into a bright, airy sun room, creating a superb living area ideal for relaxation or social gatherings.

A separate utility room provides additional washing and storage facilities, while the spacious lounge offers an inviting setting for family living.

The home boasts four generously sized double bedrooms, each designed with comfort in mind. Three of the bedrooms enjoy stylish en-suite shower rooms, enhancing both convenience and privacy. Completing the accommodation is a contemporary family bathroom, featuring a three piece suite and shower over the bath creating a sleek, modern finish.

Outside, the home is surrounded by privately enclosed wrap-around gardens, thoughtfully arranged with areas of gravel and lawn, complimented by an array of established shrubs and bushes, creating a serene and picturesque setting. A generous decked area offers an ideal space for entertaining or relaxing in the sun. The grounds also include a practical log store, a spacious driveway offering ample off-road parking, and a garage.

Within the garden sits a substantial self-contained studio, complete with a studio room, bedroom and shower room. With underfloor electric heating and a wood burner, it offers a warm and versatile space that can be enjoyed comfortably all year round.

Boasting generous and attractive, well laid out accommodation, this home presents an ideal opportunity for those seeking space and comfort in a highly desirable and enviable location.

Viewing is strongly recommended to appreciate the bright décor, generous proportions and overall appeal of this impressive home.







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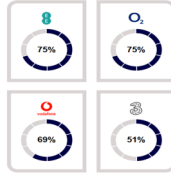


Lounge:	3.25m x 4.82m (10'8" x 15'10")
Kitchen/Diner	4.33m x 9.13m (14'2" x 29'11")
Sun Room:	2.48m x 3.44m (8'2" x 11'3")
Utility Room:	1.64m x 3.71m (5'5" x 12'2")
Bedroom One:	3.74m x 3.65m (12'3" x 12'0")
En-Suite Shower Room:	2.87m x 1.93m (9'5" x 6'4")
Bedroom Two:	2.66m x 4.03m (8'9" x 13'3")
En-Suite Shower Room:	2.01m x 2.62m (6'7" x 8'8")
Bedroom Three:	2.57m x 3.60m (8'5" x 11'10")
En-suite Shower Room:	1.74m x 3.62m (5'9" x 11'11")
Bedroom Four:	2.51m x 4.19m (8'3" x 13'9")
Bathroom:	1.74m x 3.62m (5'9" x 11'11")

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	6 Mbps	0.7 Mbps	✓
Superfast	75 Mbps	20 Mbps	✓
Ultrafast	1800 Mbps	220 Mbps	✓

Networks in your area - Openreach
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.



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.

