

# CLUNY ESTATE AGENTS

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## 6 North Shore Road, Findhorn, IV36 3YQ



A rare opportunity has arisen to purchase this attractive two bedroom detached House located in the much sought after coastal village of Findhorn.

DETACHED HOUSE  
TWO BEDROOMS  
IMMACULATEDLY PRESENTED  
FREEHOLD  
SUN ROOM/SITTING ROOM  
PRIVATELY ENCLOSED GARDENS  
ELECTRIC HEATING  
SOLAR PANELS  
MULTI-FUEL STOVE  
UPVC DOUBLE GLAZING  
GARDENS  
COUNCIL TAX BAND C  
EPC RATING E

Offers Over  
£380,000

This beautifully presented two-bedroom detached home sits in the heart of the picturesque seaside village of Findhorn. Offered in true walk-in condition, the property provides generous accommodation throughout and benefits from UPVC double glazing, photo voltaic solar panels and electric heating.

Findhorn is celebrated for its expansive sandy beaches, vibrant water sports scene, charming cafés, pubs and restaurants, and its spectacular coastline with panoramic views across the Moray Firth. The village is a haven for outdoor enthusiasts, offering endless opportunities for sailing, paddleboarding, coastal walks and wildlife spotting.

Inside, the home offers bright, thoughtfully designed living space. The welcoming sunroom/sitting room, complete with underfloor electric heating, provides an ideal place to unwind. From here, you step into the spacious open-plan lounge/kitchen, the true heart of the home. The lounge features a wood-burning stove as a cosy focal point, with patio doors opening directly onto the garden. The modern fitted kitchen includes a generous range of wall and base units, along with an integrated oven, hob, and cooker hood. The beautifully finished family bathroom includes a three-piece suite with a shower over the bath.

Upstairs, the landing hosts a large storage cupboard and leads to two well-proportioned double bedrooms, each offering comfort and versatility.

Outside, the enclosed gardens are mainly laid to lawn and include both decked and slabbed seating areas, perfect for relaxing or enjoying the sunshine.

With its spacious layout, modern comforts and charming coastal setting, this property offers an excellent opportunity for those seeking a stylish and comfortable home in one of Moray's most desirable villages. Viewing is highly recommended to fully appreciate the bright and attractive décor throughout.





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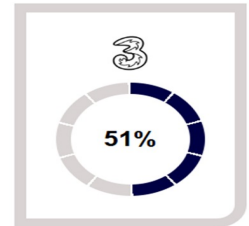
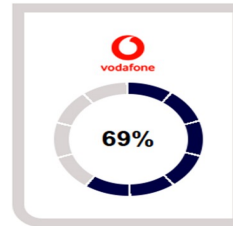
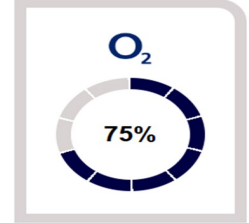
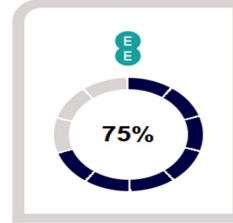




Sun Room/Sitting Room: 3.25m x 6.07m (10'8" x 19'11")  
 Open Plan Lounge/Kitchen: 4.77m x 8.63m (15'8" x 28'4")  
 Bathroom: 2.35m x 2.21m (7'9" x 7'3")  
 Bedroom One: 4.76m x 3.28m (15'7" x 10'9")  
 Bedroom Two: 4.78m x 3.44m (15'8" x 11'3")

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	4 Mbps	0.6 Mbps	✓
Superfast	70 Mbps	17 Mbps	✓
Ultrafast	--	--	✗



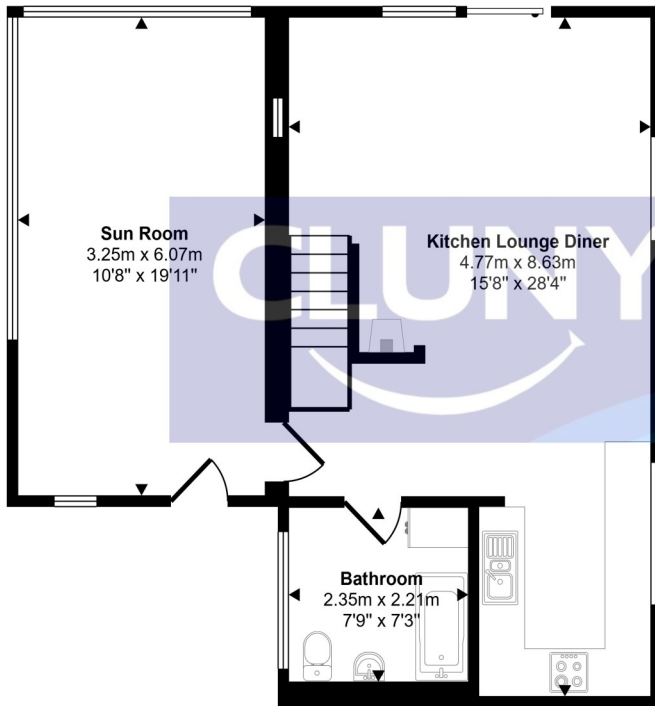
**THE PROPERTY MISDESCRIPTIONS ACT 1991**

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.

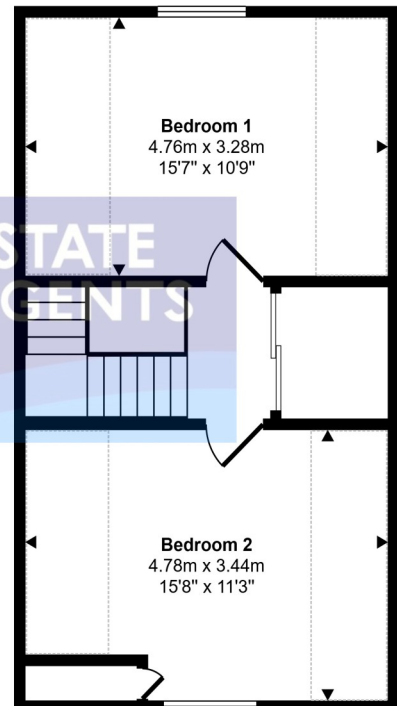




Approx Gross Internal Area  
104 sq m / 1123 sq ft



Ground Floor  
Approx 63 sq m / 677 sq ft



First Floor  
Approx 41 sq m / 446 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.