

## Kinnoull House, 9 Fyrish Road, Findhorn, IV36 3YT



We are delighted to offer this three bedroom detached bungalow situated in a desirable residential location of the popular seaside village of Findhorn.

**DETACHED BUNGALOW**

**LOCATED IN THE POPULAR SEASIDE  
VILLAGE OF FINDHORN**

**THREE BEDROOMS**

**EXCELLENT CONDITION**

**QUIET RESIDENTIAL AREA**

**DRIVEWAY & CAR PORT**

**GARDENS**

**DOUBLE GLAZING**

**OIL CENTRAL HEATING**

**COUNCIL TAX BAND D**

**EPC RATING E**

**F164**

**Offers Over  
£370,000**



The scenic coastal village of Findhorn provides a number of outdoor activities including sailing and water sports as well as having a picturesque coastline with beautiful beaches and stunning views over the Moray Firth and mountains beyond. There is a Post Office and shop located in the village along with bespoke cafes and pubs. The popular market town of Forres which is located less than five miles away boasts a number of schools, shops, supermarkets, restaurants and transport links together with the award winning gardens of The Grant Park which hosts a number of local events.



This beautifully presented three bedroomed bungalow lies within the popular seaside village of Findhorn.

In immaculate walk-in condition throughout, the property benefits from Double Glazing and Oil Central Heating. The good sized accommodation comprises: Hallway, Kitchen, Lounge/Diner, Shower Room, Three Bedrooms, Bathroom, and two access points to the partially floored loft. Outside there is a good sized driveway providing ample parking, carport, shed and privately enclosed gardens to both front and rear, laid to lawn, gravel and slabs, offset with a selection of mature shrubs and bushes.





This delightful house is in immaculate condition and would make a lovely family home.

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

- Lounge/Diner: 27'2" x 11'11" (8.30m x 3.63m)
- Kitchen: 10'1" x 9'1" (3.07m x 2.77m)
- Bedroom 1: 12'9" x 9'11" (3.89m x 3.03m)
- Shower Room: 9'11" x 5'10" (3.03m x 1.78m)
- Bedroom 2: 9'5" x 8'9" (2.88m x 2.65m)
- Bedroom 3: 9'5" x 7'11" (2.88m x 2.42m)
- Bathroom: 9'5" x 6'1" (2.88m x 1.85m)



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.