

1 Church Place, Findhorn, IV36 3YR



We are happy to offer this two bedroomed semi-detached bungalow situated in the scenic coastal village of Findhorn.

SEMI-DETACHED BUNGALOW

TWO BEDROOMS

SCENIC COASTAL VILLAGE

LARGE GARDENS

**OPEN FIRE & BACK BOILER/ELECTRIC
IMMERSION**

2 STONE STORES OUTSIDE

ELECTRIC STORAGE HEATING

UPVC DOUBLE GLAZING

COUNCIL TAX BAND A

EPC RATING E

F176

**Offers Over
£200,000**

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.



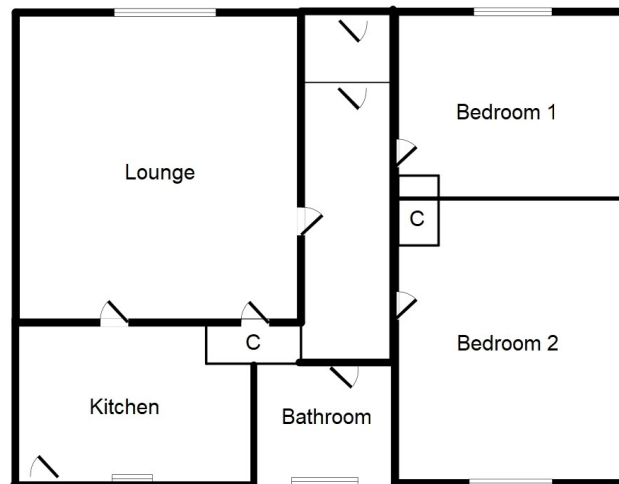
The property benefits from UPVC Double Glazing and Electric Storage Heating. The good sized accommodation comprises: Lounge, Kitchen, Two Double Bedrooms and Bathroom. Outside the property sits in large gardens to front and rear with two stone stores.

An internal viewing of this property is highly recommended to see the full potential available.



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

- Vestibule: 0.89m x 0.96m (2'11" x 3'2")
- Lounge: 4.65m x 3.77m (15'3" x 12'4")
- Kitchen: 3.39m x 2.24m (11'1" x 7'4")
- Hallway: 4.10m x 0.96m (13'5" x 3'2")
- Bedroom 1: 3.66m x 3.57m (12'0" x 11'8")
- Bedroom 2: 3.26m x 3.09m (10'8" x 10'2")
- Bathroom: 1.78m x 1.80m (5'10" x 5'11")
- Store 1: 1.30m x 1.51m (4'3" x 4'11")
- Store 2: 2.169m x 1.92m(8'10" x 6'4")



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.