

**\*\*CLOSING DATE - WEDNESDAY 2ND NOVEMBER @ 12NOON\*\***

## Oruro, 159 Findhorn, Findhorn, IV36 3YL



A rare opportunity has arisen to purchase this traditional four bedroomed detached cottage situated in an enviable location of the popular seaside village of Findhorn.

DETACHED TRADITIONAL COTTAGE

FOUR BEDROOMS

GOOD CONDITION

SCENIC SEASIDE VILLAGE

ENVIABLE LOCATION

OIL FIRED CENTRAL HEATING

FREEHOLD

TIMBER DOUBLE GLAZING

GARDENS

PARKING

COUNCIL TAX BAND D

EPC RATING E

F233

Offers Over  
£395,000

This charming traditional stone built detached cottage is situated in an enviable location in the much sought after seaside village of Findhorn.

Findhorn provides a haven for the outdoor enthusiast, boasting sandy beaches, scenic walks, a variety of water sports as well as a number of bespoke cafes, pubs and eateries together with a stunning coastline and scenic views over towards the Moray Firth.

The Highland Capital of Inverness, Inverness Airport and the Cairngorms National Park are located within close commuting distance together with the historic market towns of Forres, Elgin and the nearby RAF base at Lossiemouth.

The property benefits from Timber Double Glazing and Oil Fired Central Heating. The good sized accommodation comprises: bright and spacious Lounge with dual aspect windows allowing natural light to flood in, there is a wood burning stove to the centre of the room creating a lovely focal point, modern country style Kitchen with a good selection of wall and base mounted units, integrated oven, cooker hood and hob, Sun

Lounge with beautiful views over the garden and original stone work to the wall providing a lovely feature, four good sized Double Bedrooms, two of which incorporate coombed ceilings with dormer windows, the principle Bedroom has built in wardrobes providing ample storage facilities and there is a large en-suite Wet Room located off, stylish Bathroom with three piece suite in white and walk-in corner shower cubicle. W.C.

Outside, the front garden is laid to lawn with a slabbed area and a selection of mature shrubs and bushes with a courtyard area to the back laid to concrete for ease of maintenance. There is a large driveway providing ample parking.

This idyllic cottage is set in a prime location and is full of character throughout . An internal viewing is highly recommended to appreciate the good sized accommodation on offer which would make an ideal 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: 4.21m x 3.79m (13'10" x 12'5")
- Kitchen: 4.21m x 4.08m (13'10" x 13'5")
- Sun Room: 3.95m x 2.85m (12'11" x 9'4")
- Bathroom: 2.52m x 2.20m (8'3" x 7'3")
- Bedroom 1: 4.20m x 3.85m (13'9" x 12'8")
- En-suite Wet Room: 3.55m x 2.27m (11'8" x 7'5")
- Bedroom 2: 4.20m x 3.46m (13'9" x 11'4")
- Bedroom 3: 2.96m x 3.04m (9'9" x 9'11")
- Dressing Area: 2.96m x 2.12m (9'9" x 6'11")
- Bedroom 4: 3.97m x 3.04m (13'0" x 9'11")



#### 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.