

CLUNY ESTATE AGENTS

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****REDUCED PRICE** £10,000 UNDER VALUATION **REDUCED PRICE****

452 Field of Dreams, The Park, Findhorn, IV36 3TA



A rare opportunity has arisen to purchase this attractive one bedroomed mid-terraced house situated in the much sought after and tranquil setting of The Park, Eco-Village located in the popular seaside village of Findhorn.

**MID-TERRACED SINGLE STOREY HOUSE
ONE BEDROOM
RE-FITTED TO AN EXCEPTIONALLY HIGH
STANDARD
FREEHOLD
DESIRABLE LOCATION
ENCLOSED GARDENS
UNDERFLOOR ELECTRIC HEATING
(downstairs only)
TIMBER DOUBLE GLAZING
SOLAR THERMAL PANELS
COUNCIL TAX BAND A
EPC RATING D**

**Offers Over
£180,000**

F287

Filled with light and a natural feeling of tranquillity, this beautiful mid-terrace eco-home sits in the Field of Dreams area of The Park, Findhorn.

Having been recently re-designed, re-styled and re-fitted to an exceptionally high standard using only sustainable and ecological materials, this modern eco-home offers a fantastic opportunity to live well with a small footprint as part of an established community.

With timber framed double glazing throughout and solar thermal panels, this energy-efficient home would be a fantastic first time buy, rental or a wonderful property to downsize to.

Offering open plan sitting/dining/kitchen, generous bathroom, a covered utility/store, and a lovely private garden. Within walking distance of all the Park amenities, cafes, theatres and shops, and just minutes from the stunning white beaches of the Moray Coast and the wonderful coastal village of Findhorn.



ACCOMMODATION

Entrance Porch/Utility:- The front of the house is entered through the covered entrance porch/utility area. Recently re-finished with beautiful hand-made terracotta floor tiles, painted timber clad wall and built-in plinth and laminated birch plywood worktop. Dedicated space for a washing machine with water feed, drainage and power socket.

Entrance Hall:- The half-glazed timber front door leads into the entrance hall. The hall cupboard/store is immediately to the right, containing the hot water storage tank, electricity consumer unit and plenty of storage. To the left is the spacious and well-appointed bathroom. The flooring is a beautiful and practical cork with electric underfloor heating. A glazed wooden door leads to the downstairs living space.

Downstairs Living Space:- A beautiful, large and bright open plan living room, dining room and kitchen with double glazed French doors opening into the secluded back garden, with windows either side providing plenty of natural light.

This entire space has been fitted out with bespoke built-in Birch Plywood furniture, giving a clean and modern finish with clearly defined areas and plenty of built-in storage. The cork flooring with underfloor heating continues throughout. All of the downstairs walls have been finished with zero VOC lime colourwash by Bauwerk giving a warm, Mediterranean feel.

Kitchen:- The kitchen is finished with Birch Plywood and laminated counter tops, offering lower cupboards and upper open shelves. Integrated induction hob and built-in oven with pull-out extractor above. Farmhouse sink and stainless tap with addition end unit storage shelves. The fridge/freezer is cleverly hidden in the understairs pantry/store.

Bathroom:- Containing a modern 3-piece white suite comprising WC, wash basin inset to bathroom cabinet with drawers and bath with mains mixer shower above. Feature panelled wet walls around the bath, with matching backsplash behind the basin. Large tall storage cupboard with mirrored door. Electric heated towel rail. Velux window above provides natural light and ventilation.

Open wooden stairs lead to Upstairs Living Space.

Upstairs Living Space:- A light and bright dual aspect double bedroom/studio space with two Velux windows inset to the ceilings, facing to the front and rear of the house. The feature slatted walls either side of the timber stairs define and divide the space, which offers plenty of flexibility with multiple potential uses and layouts. Three large double door built-in eaves cupboards and clever built-in timber shelf unit give plenty of useful storage space. The solid oak staved flooring and fresh white walls give the upstairs a bright and airy “gallery” feel.

Garden Space:- 452 Field of Dreams has a colourful and private garden to the rear of the house. A timber deck provides a lovely outdoor seating area and can be accessed from the double French doors opening from the living space. There are mature shrubs and plants around providing a lovely peaceful place to sit and be outside. The Weeping Cherry Blossom Tree in the centre of the garden gives year-round interest and beauty.

To the front of the house there is a small garden area with a variety of shrubs, leading to the Entrance Porch/Utility.

452 Field of Dreams is in a wonderful central location with the Park amenities all within a few minutes' walk. It is part of the Eco Village project linked to the Findhorn Foundation aiming to produce a low overall carbon footprint. A small wind farm provides a portion of the electricity needs for the community.

All of the built in furniture is included in the sale as well as the soft furnishings, fixtures appliances and fittings.

The many programmes of the Foundation, focused on health, wellbeing and the environment are within minutes' walk. The sky is big, the air is clean and the weather unusually sunny for the North of Scotland. The beach and ocean are a 20-minute walk through the woods and the dunes, or a short bike ride along the road through Findhorn Village. Transport links by air and rail are close by. Car share schemes are available locally, and the flat terrain is ideal for cycling. Two organic veg box schemes are in operation and "The Phoenix" local shop stocks a wide range of organic produce. The Phoenix café was recently listed as one of Scotland's best vegetarian restaurants in The Times and La Boheme pizzeria is always popular. The more widely known Universal Hall and Moray Art Centre offer wonderful live events and exhibitions.









**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

Porch:	1.16 m x 2.19m	(3'10" x 7'2")
Hallway:	1.52m x 1.05m	(4'11" x 3'5")
Living Space:	4.35m x 4.39m	(14'3" x 14'5")
Bedroom:	5.06m x 4.13m	(16'7" x 13'6")
Bathroom:	1.87m x 2.30m	(6'2" x 7'7")
Boiler Cupboard:	1.52m x 0.86m	(4'11" x 2'10")



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.