

## 24 Culbin Sands Apartments, Findhorn, IV36 3QJ



This well presented two bedroom First Floor Apartment with stunning sea views is located in the popular seaside village of Findhorn.

**FIRST FLOOR APARTMENT**

**TWO BEDROOMS**

**SEA VIEWS**

**FREEHOLD**

**SHORT WALK TO FINDHORN BAY**

**TIMBER DOUBLE GLAZING**

**ELECTRIC STORAGE HEATING**

**FACTORING APPROX. £70 p.m.**

**ANNUAL OWNERS ASSOCIATION FEE £25**

**ALLOCATED PARKING SPACE**

**COUNCIL TAX BAND C**

**EPC RATING C**

Offers Over  
£200,000

This well presented two bedroom first floor apartment with bay views is located within the popular seaside village of Findhorn which boasts a number of pubs, cafés and bakery as well as providing a wide selection of activities for the outdoor enthusiast including sailing, scenic walks and a variety of water sports. Findhorn also provides a picturesque coastline together with stunning beaches and magnificent views over the Moray Firth.

The property benefits from Timber Double Glazing and Electric Storage Heating (off peak system).

The good sized accommodation comprises:- well laid out Kitchen with a good selection of wall and base mounted units, dishwasher, washing machine, ceiling ainer and integrated oven and hob, bright and spacious Lounge with splendid sea views, two ample sized Double Bedrooms incorporating built in wardrobes providing ample storage facilities and a stylish Bathroom with three piece suite in white and shower over the bath.

Outside, there is an allocated parking space. This is an attractive property in excellent condition throughout and an internal viewing is highly recommended.

There is a bus service on weekdays to Forres and Elgin.

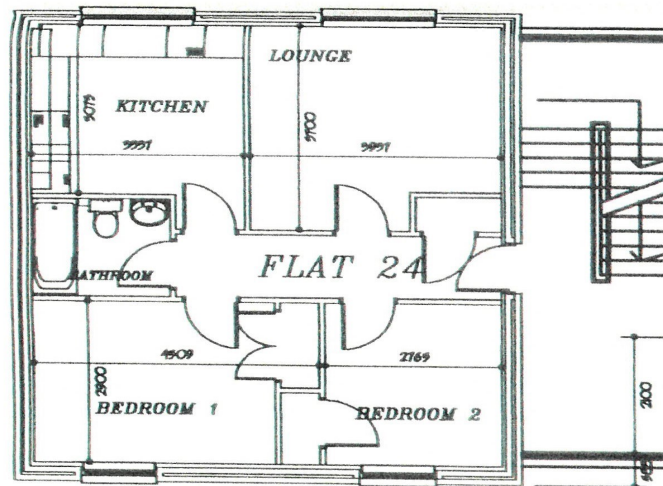






If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Lounge: 3.91m x 3.72m (12'10" x 12'2")
- Hallway: 5.07m x 1.10m (16'8" x 3'7")
- Kitchen: 3.35m x 3.08m (10'11" x 10'1")
- Bedroom 1: 3.73m x 2.90m (12'3" x 9'6")
- Bedroom 2: 2.79m x 2.91m (9'2" x 9'7")
- Bathroom: 2.17m x 1.73m (7'1" x 5'8")



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.