



FERN COTTAGE

71 FINDHORN, IV36 3YF



We are delighted to offer a Detached 3 Bedroom Cottage with Garage which is located within the popular seaside village of Findhorn. The property is positioned at the end of a lane with on-site parking on the grounds and is only a short stroll to the beautiful sandy beaches, local shops and restaurants.

The Historical Findhorn village is focused around the bay, with one of the major sailing and water sports centres offering a variety of activities. The eco-village at The Park, Findhorn, is nearby with a local bus and cycle path which runs from Findhorn to the neighbouring Town of Forres.

Accommodation comprises; Entrance hallway, open plan lounge/Kitchen arrangement, which is currently in renovation, Ground floor Bedroom/2nd lounge, plus 2 further bedrooms and a bathroom on the 1st floor. Further benefits include a single garage.

EPC Rating Band "F"

OFFERS OVER £269,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Renovation work on the property has commenced. Planning permission was granted in relation to the windows and doors. Successful purchasers would be responsible for obtaining a completion certificate and/or any additional permissions which may be required.

External Timber Porch provides access to the property through double timber doors which lead directly to the hallway.

Hallway

Provides access to the lounge, downstairs bedroom and 1st floor accommodation. Built-in cupboard underneath the stairwell provides storage. Timber floors. Pendant light fitting, smoke alarm and single power point.



Open Plan Lounge/Kitchen – 18'4" (5.60m) x 14'6" (4.42m)

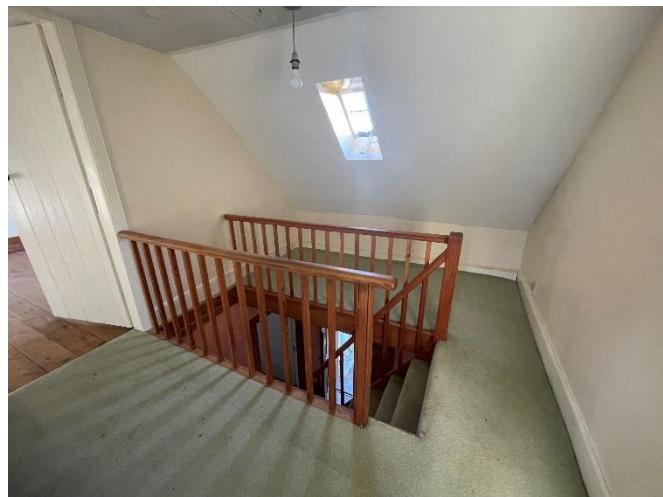
Good sized lounge with double glazed windows which overlook the front and rear aspect. Recessed alcove with shelving for storage, Fireplace with Timber pellet burner. The walls have new plaster board and are ready for further renovation. Wooden floorboards throughout, cabling for electric power points and lighting. Open space where the kitchen can be developed. Secure door with part glazed panel leads to the rear aspect.





Bedroom 1/ 2nd Lounge – 15'0" (4.58m) x 12'8" (3.87m)

Ground floor double bedroom with a pendant light fitting, coved ceiling, deep set skirtings, radiator and various power points. Multi-fuel stove, recessed alcove with shelving and further press cupboard. Double glazed window overlooks the front aspect. Wood flooring.



Staircase and landing

A carpeted staircase leads to the 1st floor with a timber balustrade and spindles that open onto the landing. The landing has a pendant light fitting, velux window to the front aspect, double radiator and carpet to the floor. Control for the solar panels.

Bedroom 2 – 14'10" (4.53m) x 12'7" (3.84m)

Double bedroom with 4 recess spotlights to the ceiling, double radiator, various power points, wood flooring and wall mounted shelving. Double glazed window with roller blind overlooks the front aspect.



Bedroom 3 – 14'5" (4.39m) x 9'10" (2.99m)

Double bedroom with 4 recess spotlights to the ceiling, double radiator, various power points, wood flooring and wall mounted shelving. Area to built-in storage fronted by wooden louver doors. Double glazed window overlooks the front aspect.

**Bathroom – 6'6" (1.98m) x6'9" (2.05m)**

Modern fitted bathroom suite comprising of a vanity sink with chrome taps and low-level W.C with concealed cistern which provides further storage. Bath with chrome mixer tap and mains operated shower with wet wall finish to the walls. Further matching storage unit and window which overlooks the rear aspect.



Driveway & Garage

There is a single garage with up and over door, plus further service door for access with side window.



Garden areas

There is some area to lawn that wraps around the property, plus a timber wood store on the side of the property.

Council Tax Band "C"

Note 1 –

The property is sold as seen, no further remedial works will be carried out.

Note 2 – Special condition of sale

The timber pellet burner in the kitchen is included in the sale price along with solar panels on the roof and the Calor'gas bottle to the rear of the property. No warranty is given. Prospective purchasers would need to satisfy themselves.

Purchasers are advised to familiarise themselves with the contents of the home report and the mortgage valuation report. There is a £10,000 retention mentioned in the mortgage quotation.

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment.