



532 East Whins, Findhorn, IV36 3TH



Beautifully Presented Three-Bedroom Home nestled in a peaceful coastal setting with direct access to adjoining Hinterland woodland and nearby sand dunes, this home offers bright, spacious accommodation arranged over two floors.

The property welcomes you through a charming entrance sunroom, leading into an impressive open-plan living and dining space that is perfect for both everyday family life and entertaining. A modern, well-appointed kitchen is complemented by a separate utility room, while three generously sized bedrooms and a family bathroom plus further walk-in shower room provides comfortable and versatile living.

Outside, attractive gardens and outdoor seating areas create the ideal space to relax and enjoy the surrounding natural beauty. Perfectly suited to families, couples, or anyone seeking a tranquil coastal retreat, this exceptional home combines contemporary comfort with an enviable location.

An internal viewing is strongly recommended.

EPC Rating Band "C"

OFFERS OVER £335,000

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

Entrance Sunroom / Porch – 8'6" (2.59m) x 8'6" (2.59m) maximum

The property is entered via a welcoming composite door with glazed panel, leading into a bright and airy sunroom/porch. The room features wood-lined walls and ceiling, ceramic tiled flooring, a pendant light fitting and smoke alarm. Wall mounted shelving and coat hooks. Cupboard encloses the electric fuse box, meters and double power point. Windows overlook the attractive green area to the front, while a further window and secure glazed door provide access into the main open-plan living space.



Open-Plan Kitchen, Dining & Lounge – 17'6" (5.33m) x 14'1" (4.29m) & 11'10" (3.6m) x 10'9" (3.27m) at the kitchen

The impressive open-plan kitchen, dining and lounge area forms the heart of this lovely home, providing a versatile space for everyday family life, entertaining and relaxing.

The family area enjoys windows overlooking the front, while there is generous space for a dining table and chairs. The room features wood flooring with under floor heating, a wood-lined ceiling, two pendant light fittings, a three-bulb light fitting, smoke alarms and a heat sensor. Stairs rise to the first-floor accommodation with under stair built-in cupboard with vinyl flooring. TV, BT and various power points.

The contemporary kitchen is well equipped with a range of wall mounted cupboards and base units and generous work surfaces complimented by ceramic tiled splashback to the walls. Integrated appliances include an electric oven, ceramic hob, overhead chimney styled extractor. Space for a fridge/ freezer. There is also a 1 ½ sink with mixer tap and drainer. A window with a roller blind overlook the rear garden. Various power points, extractor fan and tile-effect flooring complete the kitchen area.

Further cupboard within the kitchen area houses the heating system and provides shelved storage, tile vinyl flooring and a pendant light. (5'7" (1.7m) x 3'9" (1.13m))

Doors lead through to the shower room and utility/porch area.





Shower/ Wet Room – 6'7"(1.99m) x 6'4" (1.92m)

A well-appointed shower/ wet room with walk-in shower enclosure with overhead mains shower, glass shower screen and further hanging curtain. Pedestal wash hand basin with chrome mixer tap, tiled splash back and wall mounted mirror. Shaver point. Low-level WC. The room benefits from ceramic tiling to the walls and floor, wood-lined ceiling with ceiling light fitting, obscure-glazed rear window and chrome accessories.



Utility Room – 5'11" (1.8m) x 5'0" (1.52m)

A practical utility area providing space for additional appliances, including a washing machine and tumble dryer. Wall mounted shelving units. The room has tile-effect flooring, rear-facing window and single light fitting.

The room has tile-effect flooring, rear-facing window and single light fitting. A secure composite door with glazed panel provides direct access to the rear of the property. The Dakin wall-mounted boiler is also located here.



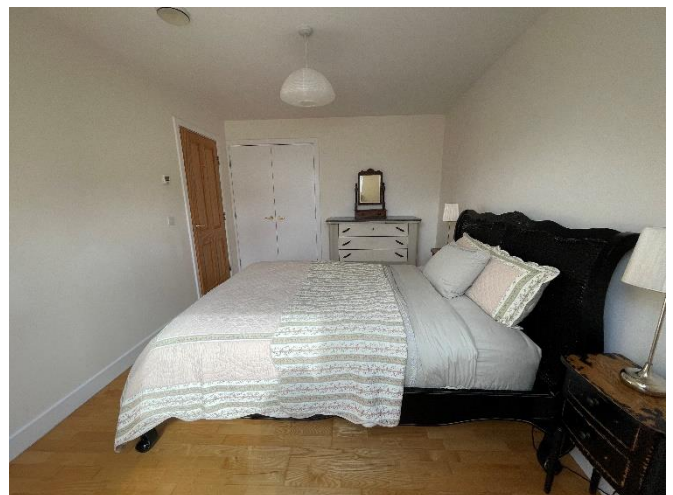
Stairs & Landing

A charming wooden staircase with handrail leads to the first-floor landing, which provides access to all three bedrooms and the family bathroom.

The landing benefits from a pendant light fitting, access to a partially floored loft space, a light tunnel providing natural light, and both smoke and carbon monoxide alarms. Double power point and wood flooring.

Bedroom One – 14'10" (4.52m) x 10'0" (3.05m)

A generous double bedroom featuring a Velux window overlooking the front aspect, wood flooring, pendant light fitting and ceiling extractor. The room also offers Tv, various power points and a built-in wardrobe providing useful hanging and shelved storage.



Bedroom Two – 11'5" (3.47m) x 10'9" (3.27m)

A further spacious double bedroom with a rear-facing window fitted with a roller blind and further wicker blind, wood flooring with under floor heating and pendant light fitting. Built-in double wardrobes provide excellent hanging and shelved storage, complemented by Tv and various power points.



Bedroom Three – 8'0" (2.44m) x 7'5" (2.25m) plus door recess

A versatile single bedroom with Velux window to the front, wood flooring with under floor heating, ceiling light fitting, Tv and various power points. The room also benefits from a built -in storage space.



Family Bathroom – 7'4" (2.23m) x 6'5" (1.94m)

The family bathroom comprises a low-level WC, bath with chrome mixer tap, overhead mains shower and curtain pole, pedestal wash hand basin with mixer tap. There is ceramic tiling to the walls and floor, chrome accessories, wall-mounted mirrors, shaving point, rear-facing window with a roller blind, single light fitting and extractor fan. Thermostat for under floor heating.



Gardens & Outdoor Space

The property enjoys attractive outdoor areas to both the front and rear. Access to the front is a stone chip pathway

The front garden features raised planters with established trees and a pleasant area for sitting out, with an area to patio. while the rear garden provides a blank canvas to arrange your own garden ideas, there are two ready built planters useful for home growing.

A particular feature of the property is the direct access to the Hinterland woodland area, which in turn provides access to the Dunes, offering an excellent opportunity to enjoy the surrounding natural environment.





Parking

The property benefits from access to communal parking.

Additional Information

A monthly park maintenance charge of £50.00 is payable to the Title Holders Association.

Council Tax: Band D.

The Park Ecovillage is a spiritual community and an international centre for holistic education, helping to unfold a new human consciousness and create a positive and sustainable future.

They provide a broad range of holistic workshops and events, giving participants practical experience of how to apply spiritual values in daily life.

There are organic gardens, an award-winning organic shop and cafe, and over 50 innovative ecological buildings including recycled whisky barrel houses, a strawbale house, grass roofed buildings, and a 400-seat Universal Hall auditorium. There is creative use of local materials, four wind turbines which make the Foundation a net exporter of electricity, and The Living Machine ecological sewage treatment system. There are also art, pottery and weaving studios and many alternative therapists and ethical businesses.

Every year more than 3,000 visitors come to residential workshops and conferences, and another 2,000 people come as day visitors for tours and to participate in community life for short periods of time.

There are many workshops covering areas such as spiritual practice and personal growth, nature and ecology, creativity and celebration, health and wellbeing, sustainability, leadership and community, and healing.

The residents and guests of the Community are all linked by a shared positive vision for humanity. They are committed to a conscious and sustainable lifestyle which acknowledges the interconnection of all life, and practise a common ethic of love, service, integrity, responsibility and leadership.

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.
