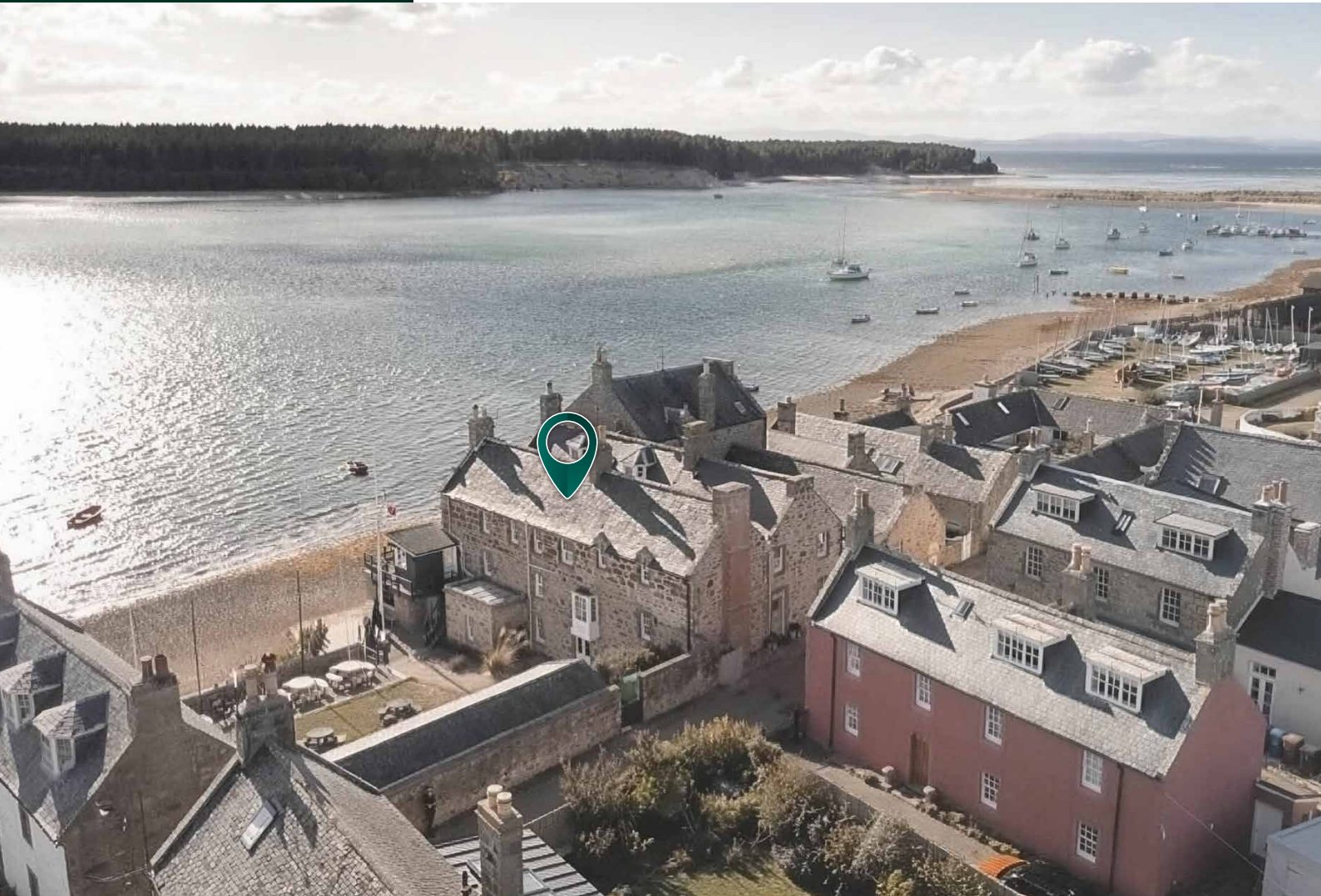


Beachview

YACHT CLUB ROAD, FINDHORN, FORRES, IV36 3YE



*A truly exceptional coastal home, beautifully maintained
and presented in immaculate walk-in condition*



01542 280 444



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to present Beachview, an exceptional and beautifully appointed 4/5-bedroom residence, occupying a superb frontline position in the heart of the highly sought-after coastal village of Findhorn. Completely renovated and presented in outstanding walk-in condition, Beachview occupies the first and second floors of a beautiful, historic blonde sandstone townhouse which combines generous and flexible accommodation with contemporary comfort, beautiful period character and some of the most impressive views in the village.

THE ENTRANCE HALL & BOOT ROOM



Beachview has its own private entrance from street level, leading into an impressive entrance hall, with a beautiful staircase, exposed stonework and an immediate sense of the character and quality that continues throughout the home. The reception area has the added bonus of a ground-floor boot room providing excellent practical storage for coats, boots and outdoor equipment.

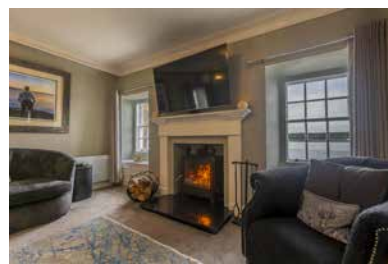


THE LOUNGE/KITCHEN & DINING ROOM



At the heart of the home is the impressive open-plan lounge, kitchen and dining room, ideally positioned on the first floor, thus uniquely offering speculation views of the water directly below, yet still retaining total privacy within the village.

This generously proportioned, corner room has 5 windows, each providing a different view of the village, the ever-changing tidal beach and Culbin Sands Forest across the Bay. The lounge is a beautiful spot to simply sit and soak up the views whilst the wood-burning stove just adds warmth and character in winter months.





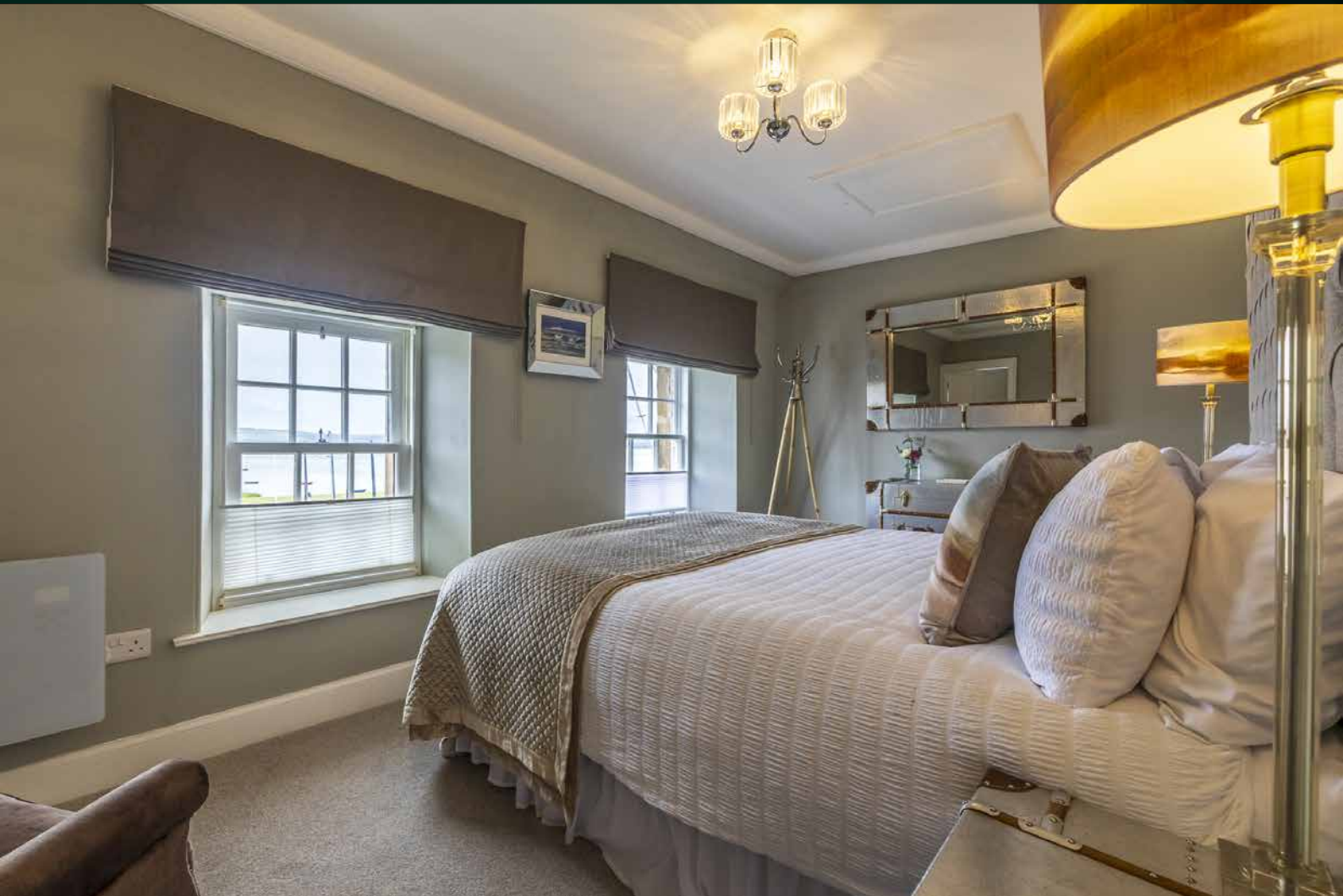
The kitchen has been thoughtfully designed with both style and practicality in mind, featuring a range cooker, integrated dishwasher, wine fridge and quartz worktops. The central island flows naturally into the dining and living areas, making it particularly well suited to entertaining family and friends. A useful utility room off the kitchen adds to the practicality of this well-designed home.



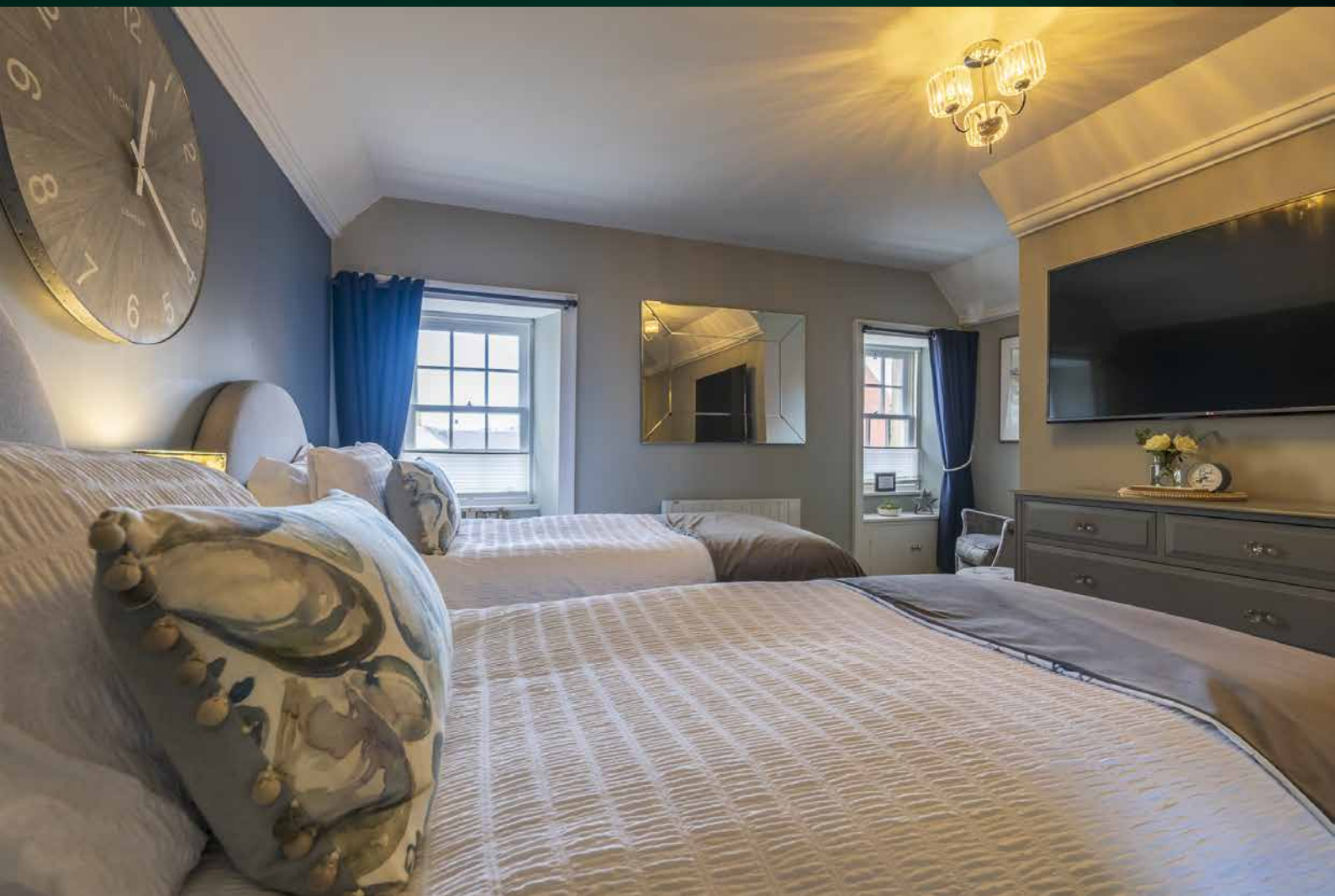
There are four full-size bedrooms, including three large en-suites, together with a charming 5th children's room on the third, attic floor. This arrangement offers the flexibility of a 4/5-bedroom home, depending on requirements. A stylish shower room serves the two upper-floor rooms.

The principal bedroom is a particular highlight, enjoying wonderful views from both windows directly across Findhorn Bay and benefiting from its own en-suite with a deep bath affording the same views and finished to an excellent standard.

BEDROOM 1



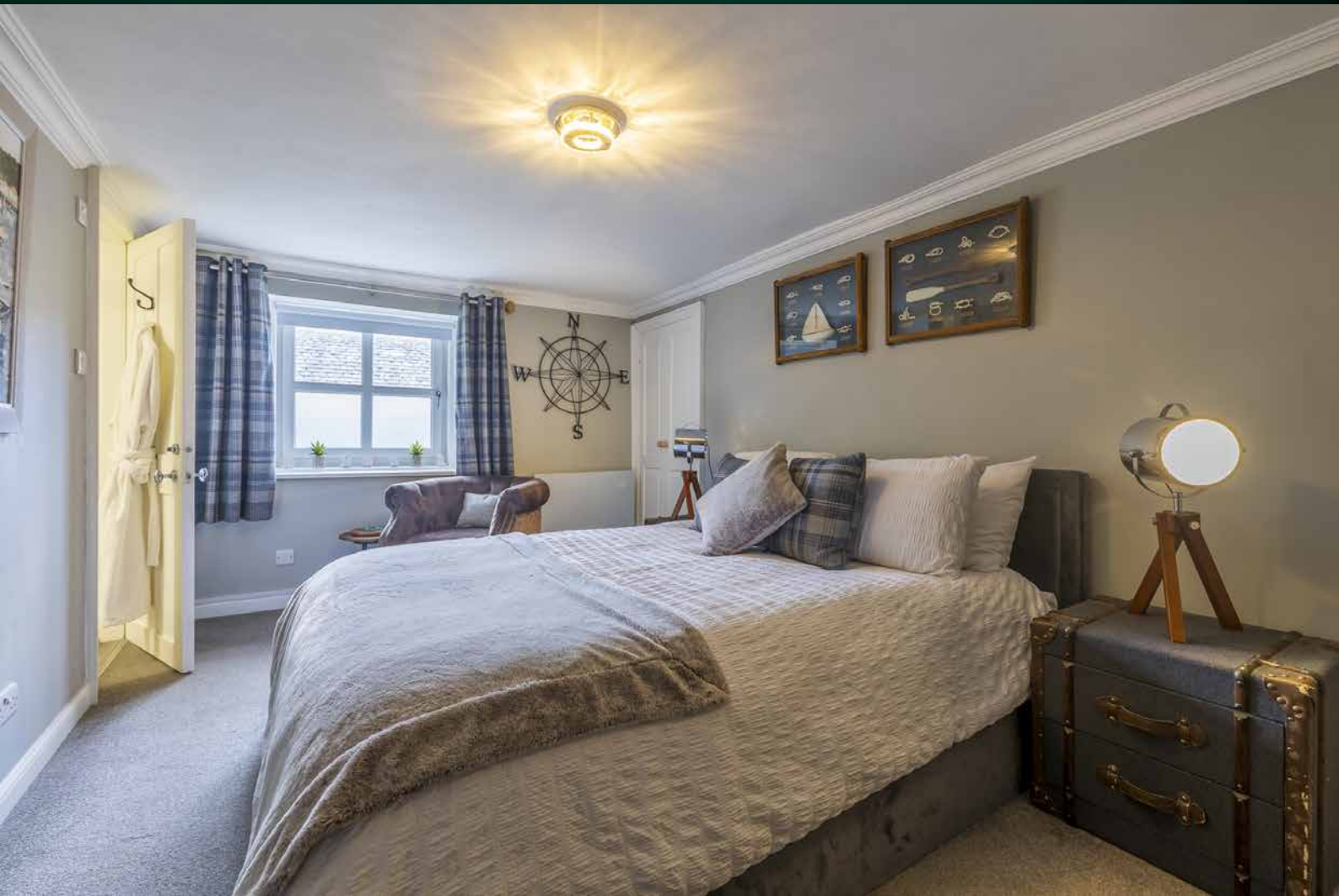
BEDROOM 2



four full-size bedrooms, including three large en-suites, together with a charming 5th children's room on the third



BEDROOM 3



BEDROOM 4

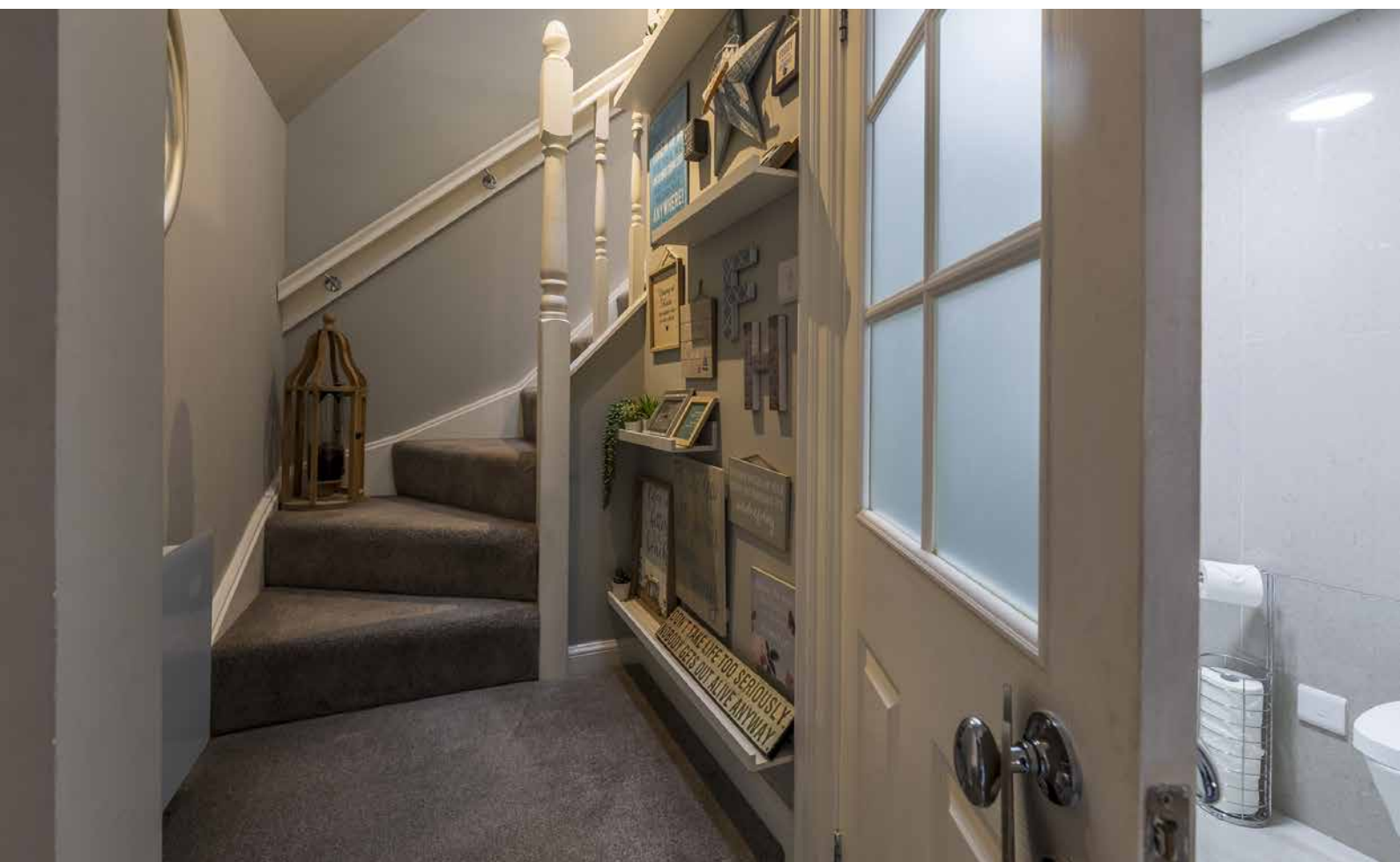


The twin bedroom benefits from a small outside deck, ideal for sunbathing and watching the beautiful view across the water.

BEDROOM 5



THE HALLWAY



The condition of Beachview is exceptional. The property has been comprehensively renovated and carefully maintained to the standard of a boutique hotel, resulting in a home that is genuinely ready to move into and enjoy immediately. It successfully combines the character and individuality of a traditional sandstone townhouse with the convenience, quality and ease of modern living.

Its location in the heart of the village, condition and ease of maintenance also make Beachview an excellent lock-up-and-leave property, whether used as a permanent home, second home or coastal retreat, it ticks every box.

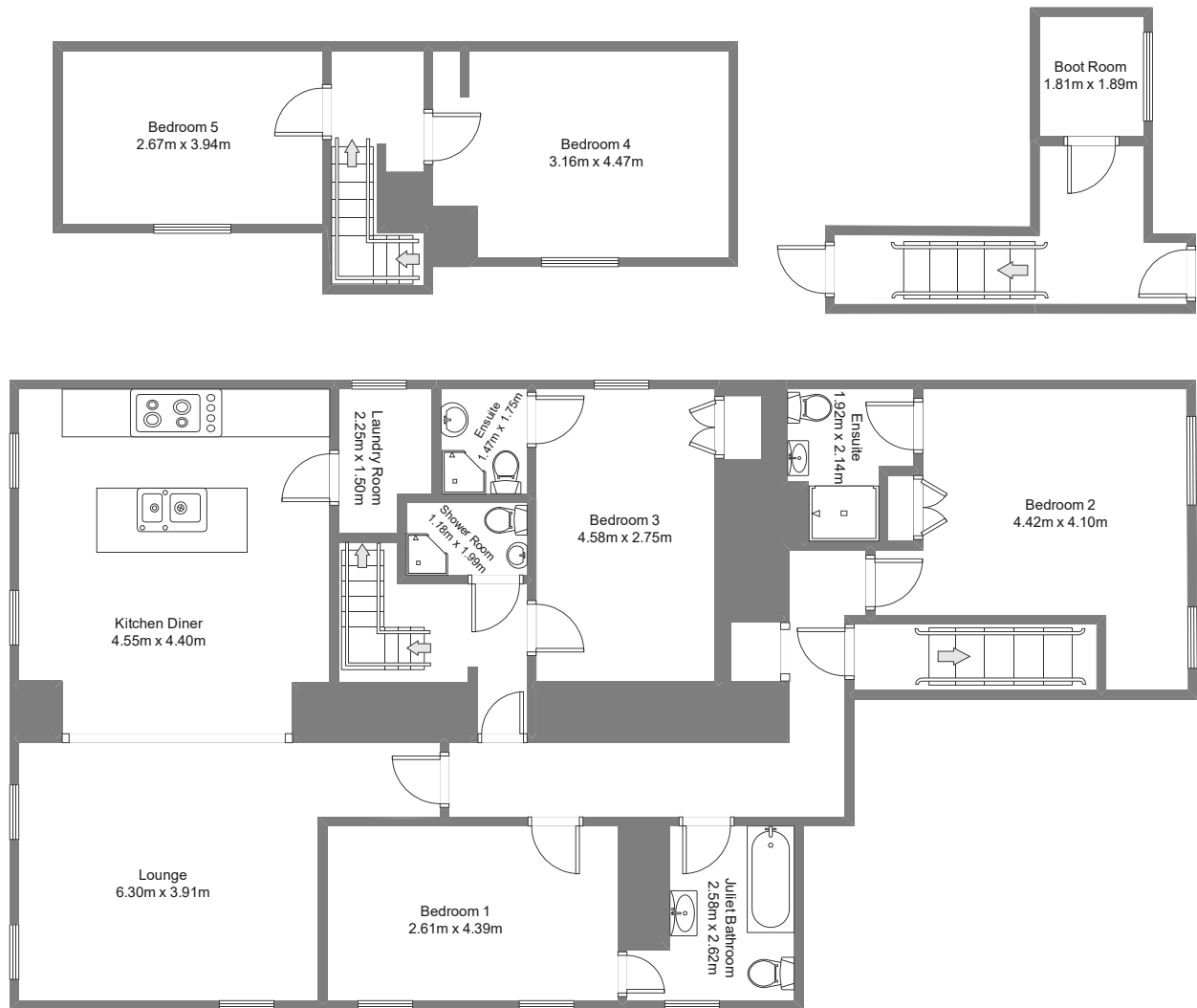
EXTERNALS & VIEWS



Selected furniture and furnishings may also be available by separate negotiation, offering the opportunity to acquire a beautifully coordinated home that is ready to enjoy from the outset. Beachview also shares its 250 year old building with Findhorn Royal Yacht Club below, opening mostly at weekends, plus enjoying sailing and social events throughout the year. Membership affords use of the bar, walled garden, parking and sailing if required and is a true bonus to the property.

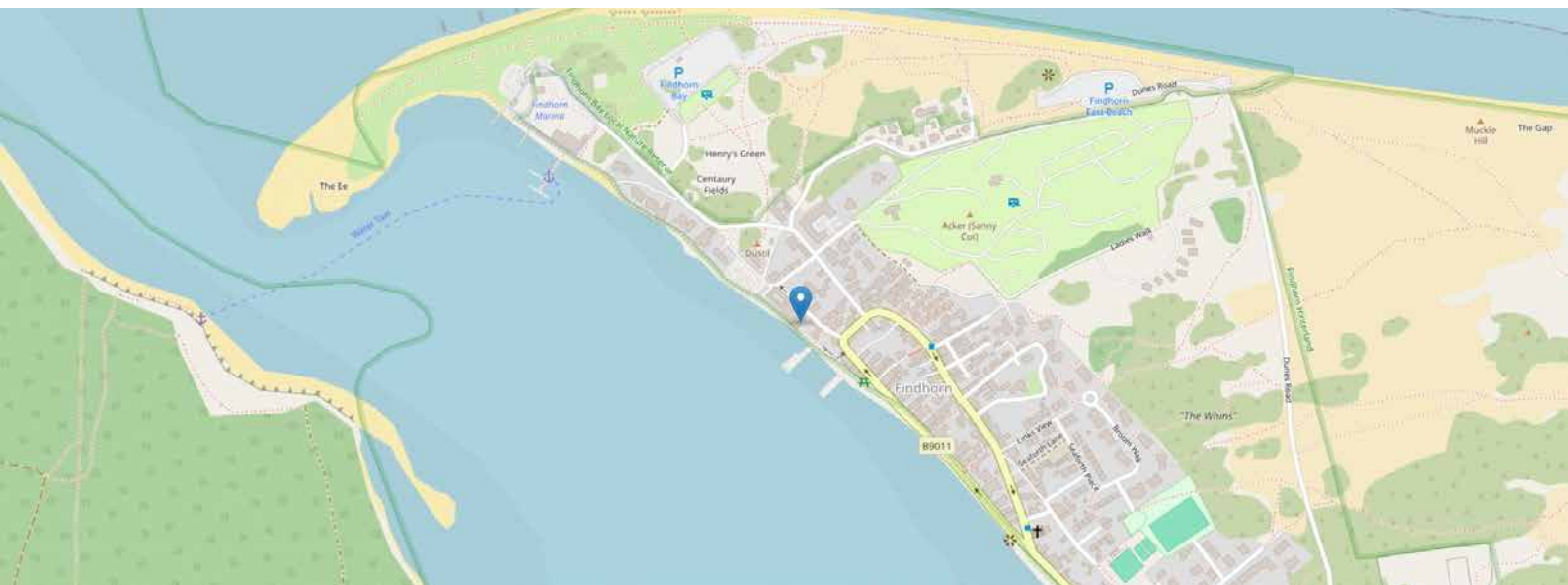


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 178m² | EPC Rating: F



THE LOCATION

Findhorn is one of the most desirable coastal villages in Moray, renowned for its golden sandy beach, picturesque harbour, sailing and yachting heritage and relaxed coastal lifestyle. The village has a wonderfully vibrant community and offers a selection of cafés, restaurants, shops and community facilities, all within easy walking distance.



For those who enjoy an outdoor lifestyle, the location is exceptional, with beautiful coastal walks, sailing, water sports and nearby golf courses all readily accessible. Despite its tranquil and picturesque setting, Findhorn is well positioned for access to the wider Moray region, with Elgin providing an excellent range of amenities and transport links. Inverness and Aberdeen are also accessible by road.

Beachview is a rare opportunity to acquire a beautiful, completely renovated and exceptionally spacious coastal home, offering flexible 4/5-bedroom accommodation, outstanding privacy, uninterrupted views and genuine walk-in condition in one of Moray's most sought-after villages.




McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01542 280 444
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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