CLUNY ESTATE AGENTS

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****NEW REDUCED FIXED PRICE** £25,000 UNDER VALUATION****

Greta's Garden Cottage, 1 Seaforth Lane, Findhorn, IV36 3YH



A rare opportunity to purchase a detached three bedroom house in the heart of Findhorn, offering private gardens, garage and parking.

DETACHED HOUSE
THREE BEDROOMS (1 EN SUITE)
FREEHOLD
DESIRABLE SEASIDE VILLAGE
PRIVATELY ENCLOSED GARDENS
ELECTRIC HEATING
DOUBLE GLAZING
SINGLE GARAGE
DRIVEWAY
COUNCIL TAX BAND D
EPC RATING D

F426

Fixed Price £315,000

Situated in the heart of the sought-after coastal village of Findhorn, this three bedroom detached property offers an excellent opportunity for buyers looking to put their own stamp on a well positioned family home. The property would benefit from some modernisation, but offers well-proportioned accommodation and excellent outdoor space. The accommodation comprises entrance hallway, kitchen with space for dining and access to the rear garden, living room with electric fire, family bathroom, three bedrooms upstairs, two double bedrooms one with en-suite and the other with cupboard space. The third bedroom is a single room with cupboard space. Externally, the property benefits from a private driveway and single garage, providing valuable off-street parking and storage. The garden offers a private outside space to enjoy. The property benefits from double-glazed windows and electric heating throughout. Its location is a particular highlight, being positioned in the heart of Findhorn, with the village's unique character, coastal setting and local amenities all close at hand. The surrounding area provides wonderful opportunities for coastal walks, outdoor pursuits. and enjoying the natural beauty of the Moray coastline. This is an appealing opportunity to acquire a detached three bedroom home with private parking in a highly desirable coastal village setting.




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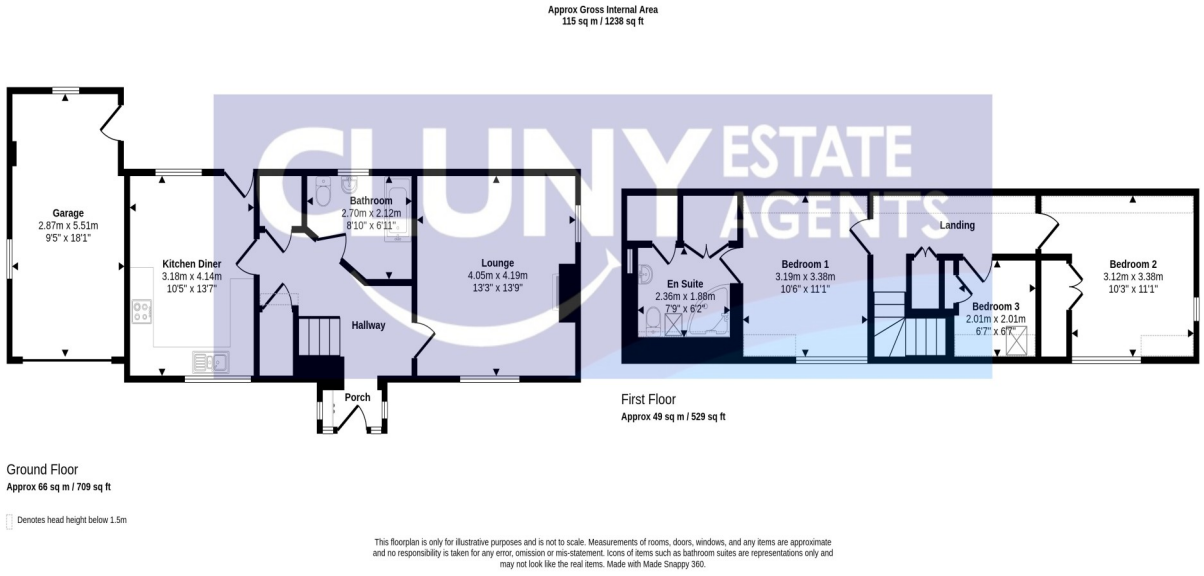

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If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01309 673836

Lounge:	4.05m x 4.19m
Kitchen Diner:	3.18m x 4.14m
Bathroom:	2.70m x 2.12m
Bedroom 1:	3.19m x 3.38m
En Suite:	2.36m x 1.88m
Bedroom 2:	3.12m x 3.38m
Bedroom 3:	2.01m x 2.01m





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 guide-line only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

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