

3 Bayview Crescent

KINLOSS, FORRES, IV36 3UQ



EXCEPTIONAL FOUR-BEDROOM
DETACHED HOME IN KINLOSS



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





3 Bayview Crescent is an outstanding detached four-bedroom home occupying one of the finest positions within this exclusive six-home development. Built in 2023 by the highly regarded Milne Property Development, the property was constructed to an exceptionally high standard and further enhanced by the current owners with a comprehensive range of carefully selected upgrades.

The result is a beautifully finished and highly individual home, combining contemporary living, exceptional views and a remarkable natural setting.

Positioned at the edge of Findhorn Bay Nature Reserve, the property enjoys magnificent open views across the surrounding landscape towards Findhorn Bay. The changing seasons provide an ever-evolving backdrop, with an abundance of birdlife and wildlife regularly visible from the house, balcony and garden.

THE PROPERTY

The principal living accommodation is on the upper floor, centred around an impressive open-plan kitchen, dining and living space. Flooded with natural light, the room features extensive glazing and patio doors opening onto a substantial balcony, creating a wonderful connection with the surrounding landscape and providing an exceptional place to enjoy the views.

The Riverside kitchen was upgraded by the current owners and combines quality cabinetry, appliances and finishes. High-quality flooring and carefully selected interior finishes continue throughout the property, creating a refined and cohesive feel.











THE PROPERTY

There are four generous double bedrooms, all with fitted wardrobes. One of the bedrooms is currently used as a home office and benefits from bespoke built-in shelving, creating a practical and attractive workspace while retaining the flexibility of a fourth bedroom.

The bathrooms have been upgraded with luxury full tiling and high-quality fittings, providing an elegant contemporary finish.



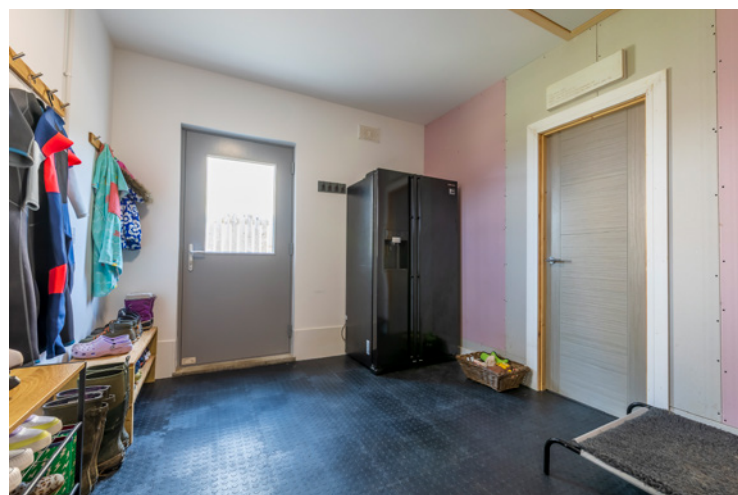


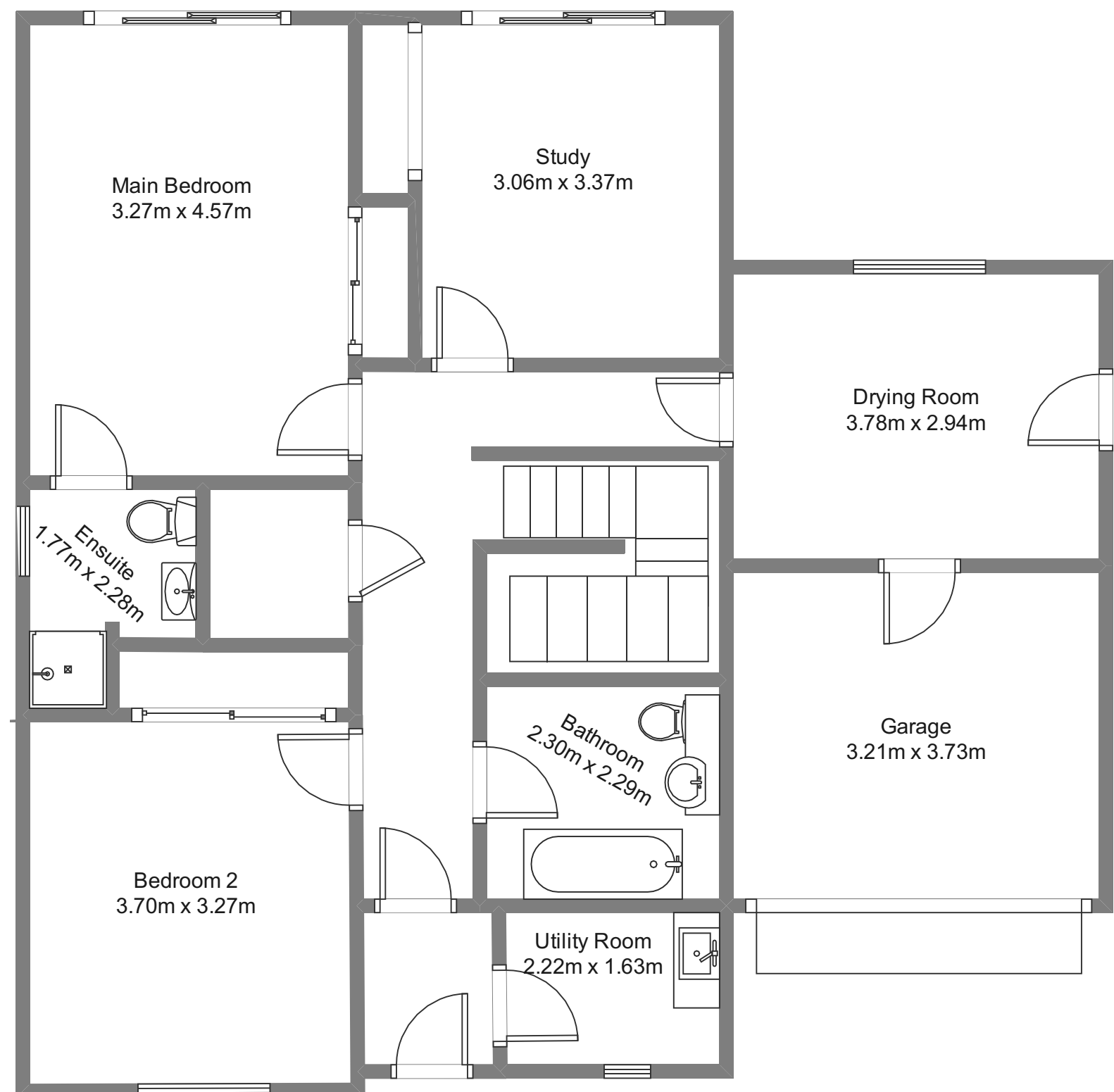
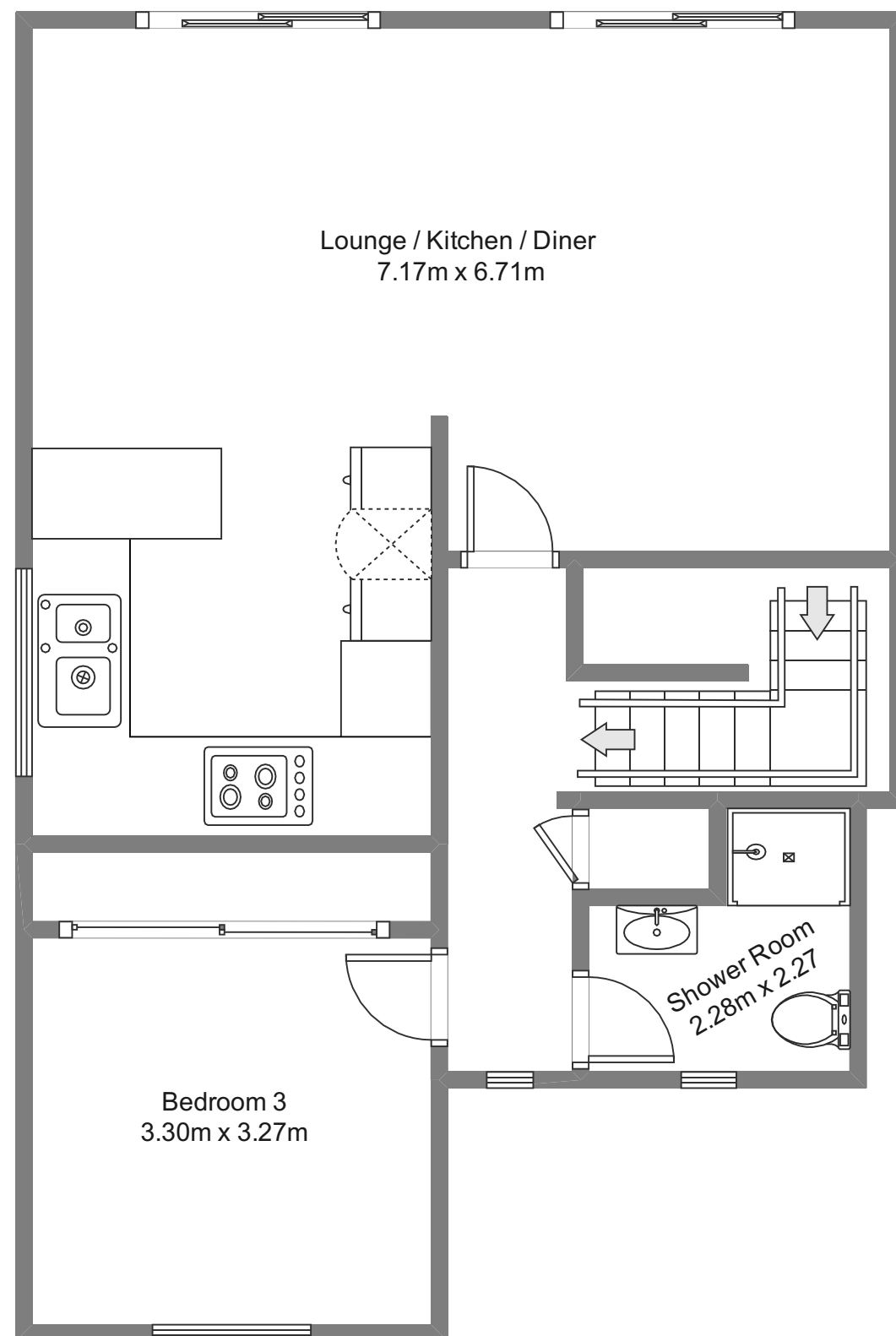


THE PROPERTY

A particularly notable feature is the additional floor above the garage. Currently used for storage, this substantial space offers considerable potential and, subject to the necessary planning permissions and building regulations, could be converted into an additional room, home office, studio, leisure space or guest accommodation.

The property also benefits from excellent modern construction and energy efficiency, including high levels of insulation, quality double-glazed windows and doors, an air source heat pump and fibre optic broadband. The heat pump is professionally serviced annually, providing additional peace of mind. The integral garage provides secure parking and further storage.





Gross internal floor area (m²): 146m²
EPC Rating: C

THE PROPERTY

The exceptionally large garden is one of the property's defining features and is significantly more generous than those of the neighbouring properties. With spectacular views from almost every corner, the garden feels wonderfully open and connected to the surrounding countryside and Findhorn Bay. There are numerous places to sit, relax and enjoy the natural surroundings, whether taking in the changing skies, watching the wildlife or enjoying the tranquillity of this special setting.

At the bottom of the garden, an attractive nature area of wildflowers and trees creates a beautiful transition into the surrounding landscape and provides an inviting habitat for birds and wildlife.



THE PROPERTY

The garden has been thoughtfully designed for both enjoyment and practical use, with raised planters providing excellent space for growing flowers, herbs and vegetables. A premium Rhino greenhouse and quality timber shed provide further useful facilities, while external electricity points and an electric vehicle charging point add modern convenience.

The combination of exceptional space, natural planting, privacy and outstanding views makes this an unusually special garden and a major asset to the property.

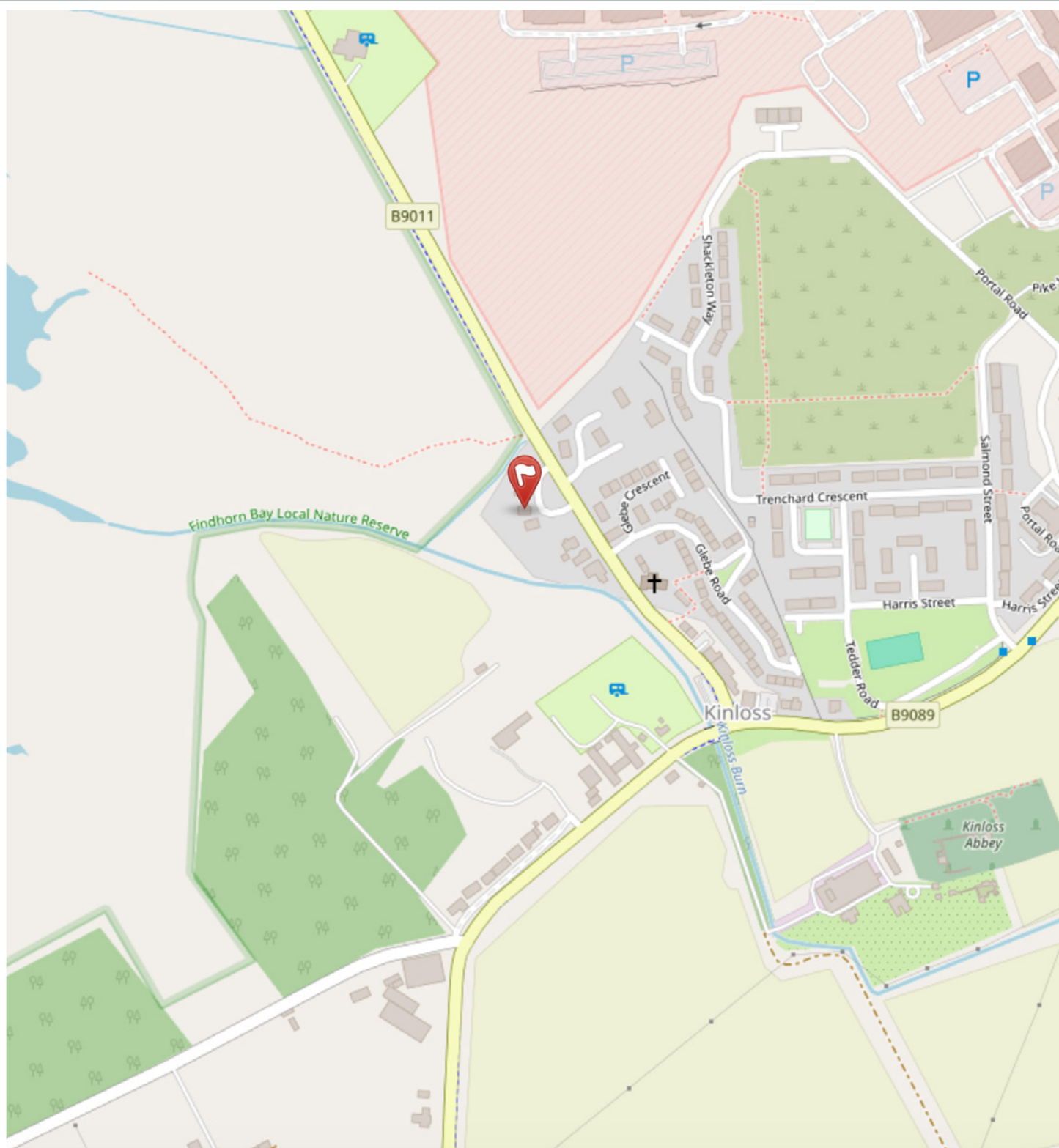


THE LOCATION

The property enjoys an excellent position near Findhorn, within easy reach of Forres and the wider Moray area. Findhorn offers sandy beaches, a sheltered bay, woodland, and a vibrant community, with sailing, watersports, walking, cycling, running, horse riding, and golf nearby. The adjoining nature reserve hosts waders, ducks, geese, ospreys, deer, and rabbits, while seals, dolphins, minke whales, and basking sharks frequent the Firth.

Forres (three miles away) provides supermarkets, shops, cafés, restaurants, schools, and professional services. Kinloss and The Park offer local amenities. Excellent transport links access the A96, with regular rail services from Forres and easy road/rail connections to Inverness and its airport.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
NADIA HULME
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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