



GLEBE COTTAGE FINDHORN ROAD FORRES, IV36 3TX

£299,995
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring this truly charming detached cottage to the market, beautifully positioned on Findhorn Road with easy access to the nearby coastal village of Findhorn, renowned for its beautiful beaches, scenic walks and vibrant community atmosphere. Combining character, warmth and generous accommodation, this delightful home enjoys a peaceful and private setting surrounded by attractive gardens, while remaining conveniently close to local amenities and the stunning Moray coastline.

The spacious living room is a wonderful focal point of the home, featuring a striking vaulted ceiling and a cosy multi-fuel stove, perfect for relaxing evenings. The country-style dining kitchen is full of charm and practicality, complete with an Aga, pantry storage and ample space for family dining and entertaining. A lovely seating area overlooking the garden provides the ideal spot to unwind and enjoy the peaceful surroundings.

The property boasts three well-proportioned bedrooms, with two benefiting from en-suite facilities, one of which has been recently refitted to a high standard. A guest WC, utility room and sun porch further enhance the practicality of the accommodation.

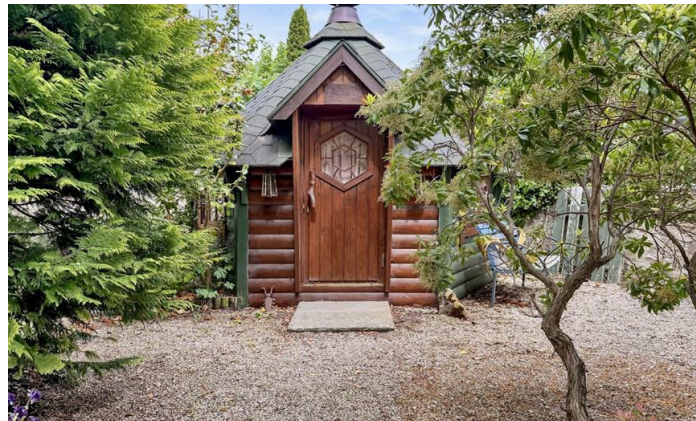
Externally, the attractive garden enjoys a high degree of privacy and is not overlooked, offering an excellent space for outdoor living and entertaining. A charming BBQ hut adds to the appeal, while the gated driveway provides private parking for several vehicles.

Offering a wonderful combination of character, comfort and location, this delightful Kinloss cottage presents a rare opportunity to acquire a truly special home in a highly desirable area. Early viewing is highly recommended.

**ARANCI
& FIRTH**
PROPERTY

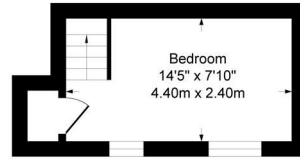
GLEBE COTTAGE FINDHORN

- Charming detached cottage in peaceful village setting
- Spacious lounge with vaulted ceiling and multi-fuel stove
- Country-style dining kitchen with traditional Aga
- Three generous bedrooms with flexible accommodation
- Two en-suite shower rooms plus guest WC
- Beautiful private gardens with excellent privacy
- Charming BBQ hut perfect for entertaining
- Sun porch overlooking attractive outdoor space
- Gated driveway with private parking
- Easy access to Findhorn beaches and coastal walks

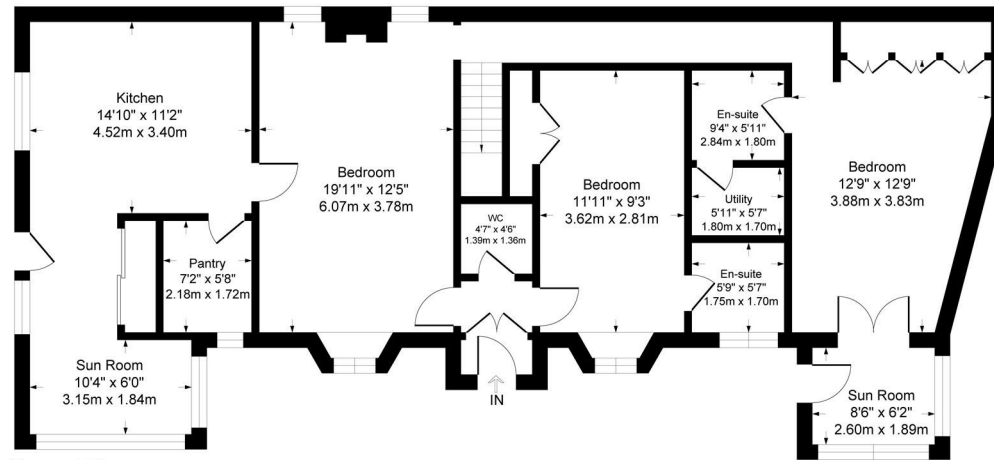




Approximate Gross Internal Area
1470 sq ft - 137 sq m



First Floor



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		54
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: F Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

Aranci & Firth
Caledonian House 164 High Street
Elgin
Moray
IV30 1BD

01343 553 977
deena@aranci-firth.co.uk

ARANCI
& FIRTH
PROPERTY