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3 North Shore, Findhorn, IV36 3YQ



CLUNY ESTATE AGENTS

A rare opportunity has arisen to purchase this attractive three bedroom detached House located in the scenic seaside village of Findhorn.

DETACHED HOUSE
THREE BEDROOMS
FREEHOLD
BEAUTIFULLY PRESENTED
POPULAR SEASIDE VILLAGE
STUNNING SCENIC VIEWS
OIL CENTRAL HEATING
UPVC DOUBLE GLAZING
WRAP AROUND GARDENS
SHED
EASY ACCESS TO THE BEACH
DRIVEWAY
COUNCIL TAX BAND C
EPC RATING C

Offers Over
£420,000

F398

This beautifully presented three-bedroom detached house is located in the picturesque seaside village of Findhorn. The property is in walk-in condition throughout and offers generous accommodation benefitting from UPVC double glazing and oil central heating. Findhorn is renowned for its expansive sandy beaches, diverse water sports, inviting cafés, pubs, restaurants and spectacular coastline offering panoramic views across the Moray Firth. The village is a haven for outdoor enthusiasts, with plenty of opportunities to enjoy water based activities and peaceful, scenic walks along the shore.

The accommodation offers generous, well-designed living space throughout.

The property is entered through a bright and welcoming sun room that leads into an exceptionally spacious open-plan kitchen/dining/living area, the true heart of the home. This impressive space boasts a modern fitted kitchen complete with a cooker hood, hob and an integrated double oven, with the upper oven offering convenient built-in microwave functionality.

There is ample room for a family sized dining table to meet all your informal dining requirements, whilst the adjoining living area provides a comfortable and inviting space to relax.

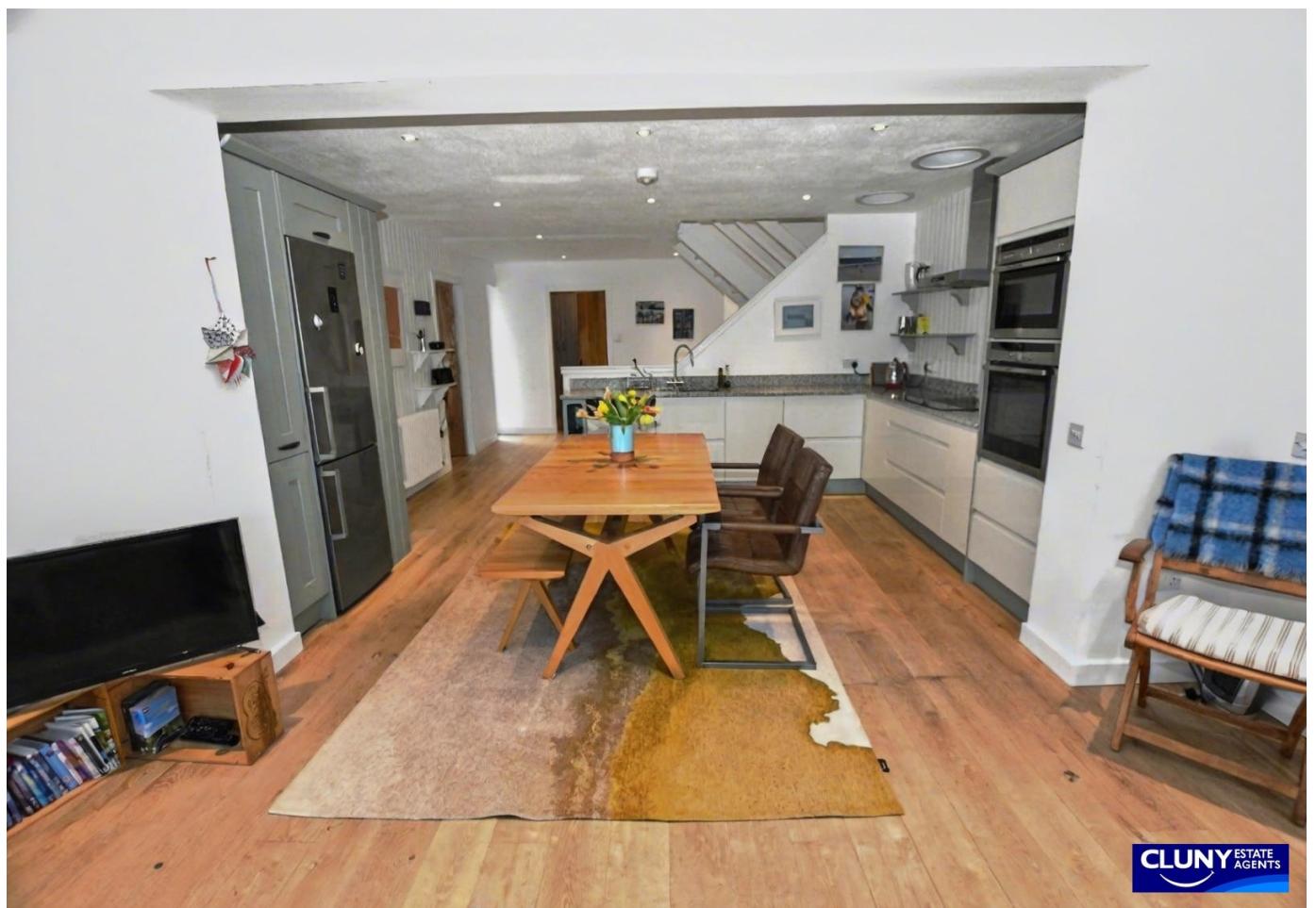
Off the kitchen lies a well-proportioned utility room offering additional washing and storage facilities, along with a stylish family bathroom fitted with a three-piece suite and shower over the bath. A comfortable double bedroom completes the ground floor accommodation.

The upper level features two additional double bedrooms and a shower room. A stunning lounge/reception room, framed by floor-to-ceiling windows, is also located on this floor. This beautifully bright space opens onto a generous balcony that offers breathtaking views across the stunning coastline.

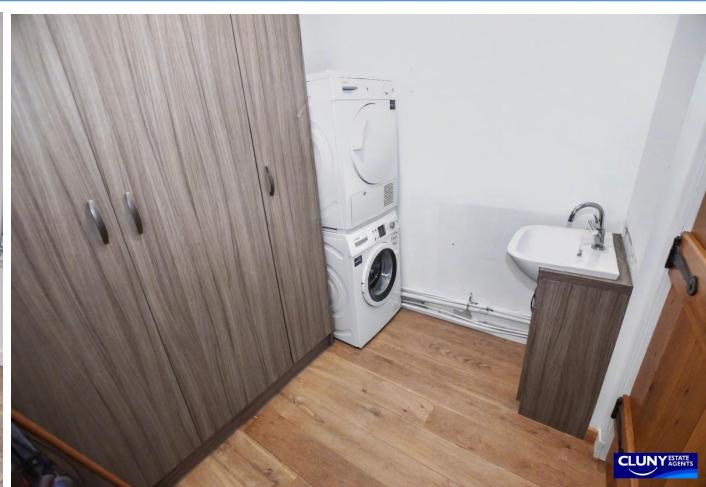
Outside, the property enjoys privately enclosed gardens to the front, side and rear, laid to lawn and gravel for ease of maintenance. A decked terrace provides an inviting space for outdoor dining, entertaining, or simply relaxing in the sunshine. The home is further enhanced by a private driveway offering convenient off-street parking.

This beautifully presented home is located in a highly sought after area, and an internal viewing is strongly recommended to fully appreciate the attractive décor and generous accommodation on offer.













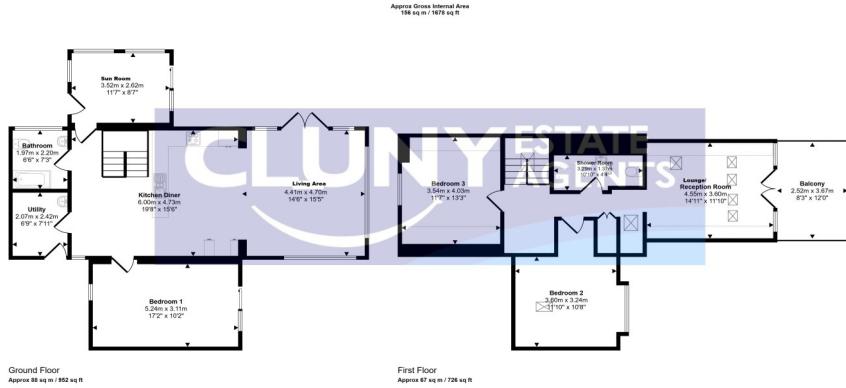
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Sun Room:	3.52m x 2.62m	(11'7" x 8'7")
Kitchen/Diner:	6.00m x 4.73m	(19'8" x 15'6")
Living Area:	4.41m x 4.70m	(14'6" x 15'5")
Bathroom:	1.97m x 2.20m	(6'6" x 7'3")
Utility Room:	2.07m x 2.42m	(6'9" x 7'11")
Bedroom One:	5.24m x 3.11m	(17'2" x 10'2")
Bedroom Two:	3.60m x 3.24m	(11'10" x 10'8")
Bedroom Three:	3.54m x 4.03m	(11'7" x 13'3")
Shower Room:	3.29m x 1.31m	(10'10" x 4'4")
Lounge/Reception:	4.55m x 3.60m	(14'11" x 11'10")
Balcony:	2.52m x 3.67m	(8'3" x 12'0")



This floor plan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any errors or omissions. The layout of rooms and inclusion of fixtures and fittings is representative only and may not look like the real items. Made with Make Snappy 360.

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