

53 Findhorn, Findhorn, IV36 3YF



We are delighted to offer this semi-detached stone built house located in an enviable location of the scenic village of Findhorn.

SEMI-DETACHED STONE BUILT HOUSE

THREE BEDROOMS

LOVELY CONDITION

ENVIABLE LOCATION

SCENIC COASTAL VILLAGE

OIL CENTRAL HEATING

SOLID OAK WOODEN FRAMED DOUBLE GLAZED WINDOWS

GARDEN & SHED

CONSERVATION AREA

TWO LOFT AREAS

COUNCIL TAX BAND C

EPC RATING E

F346

Offers Over
£395,000

This charming semi-detached stone built house is situated in the heart of Findhorn Village offering an enviable spot in a much sought after seaside location.

Findhorn is renowned for its sandy beaches together with a variety of water sports, bespoke cafes, pubs, eateries and a beautiful picturesque coastline offering stunning views over the Moray Firth.

The property benefits from Solid Oak Wooden Framed Double Glazed Windows and Oil Central Heating (recently replaced boiler). The good sized accommodation comprises: - Vestibule, bright and airy Lounge with a working chimney which could be reverted back to an open fireplace or for installing a wood burning stove, large modern fully fitted kitchen with Rangemaster cooker, extractor and built in dishwasher, three generous sized Bedrooms, Family Bathroom, wc and Study. The property has high quality solid oak woodwork throughout the hallway to all doors, frames and bannisters.

Outside the property sits in privately maintained gardens laid to lawn with a slabbed and decked area providing an ideal space for entertaining. Garden Shed.

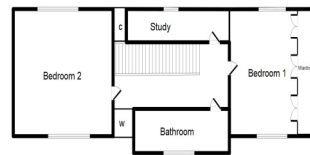
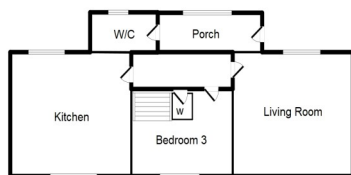
The house is set in a prime location and is full of character, maintaining a lot of original features throughout. It is in lovely condition and would make an ideal family home.

An internal viewing is highly recommended.





- Vestibule: 3.20m x 1.09m (10'6" x 3'07")
- Lounge: 4.17m x 3.83m (13'8" x 12'7")
- Hallway: 3.89m x 1.18m (12'9" x 3'10")
- Kitchen: 4.17m x 3.57m (13'8" x 11'8")
- W.C: 1.66m x 1.03m (5'5" x 3'4")
- Bedroom 1: 4.47m x 3.25m (14'8" x 10'8")
- Bedroom 2: 4.47m x 3.61m (14'8" x 11'10")
- Bedroom 3: 3.88m x 2.18m (12'9" x 7'2")
- Bathroom: 2.66m x 1.55m (8'9" x 5'1")
- Shed: 4.18m x 1.78m (13'9" x 5'10")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

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.