



Flat 4, Culbin Sands Apartments, Findhorn IV36 3QJ



We are delighted to offer this superb Ground Floor 2 Bedroom Apartment.

Accommodation comprises; Entrance Hallway, Lounge, Dining Kitchen, Two Double Bedrooms and a Family Bathroom. Further benefits include Electric Heating, Double Glazing and Parking.

Culbin Sands Apartments is situated within the heart of the village, only a short walk through the marram grass and low sand dunes to Findhorn's wonderful beach. To the west this extends only as far as the mouth of Findhorn Bay. But to the east it extends for seven miles of wide inviting sands. The former historic fishing village has now become a haven for holiday makers and locals alike with choice of restaurants/pubs, local retail shops and post office. Forres, which is within a 5 minute drive, is a popular town with respected local Primary and Secondary Schools, various shops, supermarkets, leisure facilities, golf course and a variety of woodland walks.

EPC Rating C

Viewing is Strongly Recommended

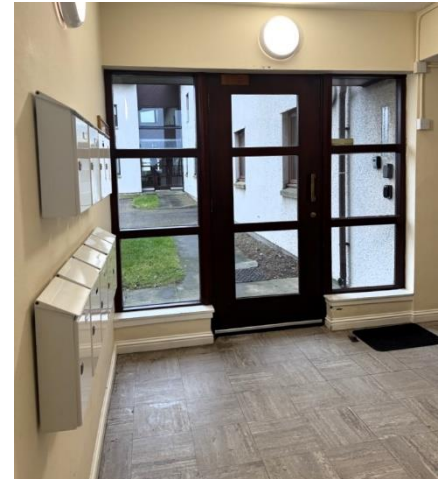
OFFERS OVER £185,000

£10,000 UNDER MARKET VALUE

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Communal Entrance

A security system leads to the communal hallway where there are wall mounted letter boxes and a residents notice board. The floor is tiled with a staircase leading to upper accommodation and a door leads out to the front of the building.



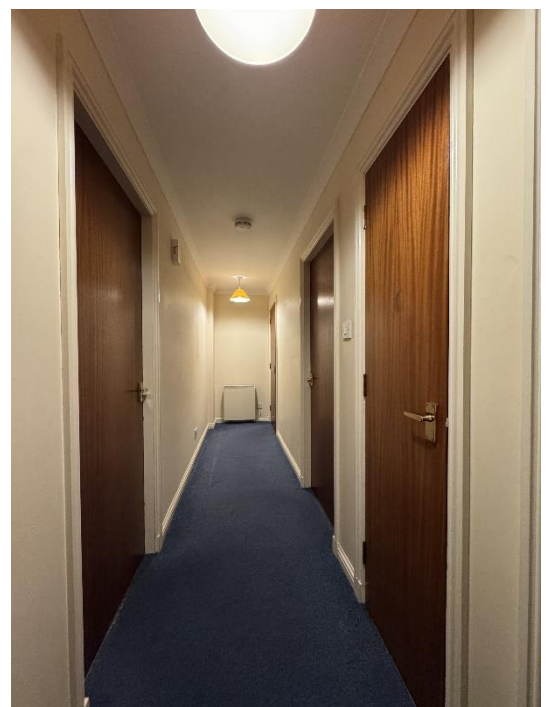
Entrance Hallway - 3'3" x 8'11"

Entrance is via secure wood door leading directly into the Entrance Hallway. Wall mounted telephone for entrance security system. Single pendant light fitting and carpet to the floors. Wall mounted coat hooks.



Inner Hallway - 18'5" x 3'7"

Doors lead to the Lounge, Kitchen, Bedrooms and Bathroom. Two single pendant light fittings to the ceiling. Wall mounted bell chime. Double power point. Carpet to the floor and a wall mounted storage heater. Built in cupboard housing the water tank and consumer units.



Lounge - 12'6" x 13'2"

Nicely proportioned Lounge with double glazed window overlooking the side aspect with vertical blinds, curtain pole and hanging curtains. Carpet to the floor. Single pendant light fitting, smoke alarm and coving to the ceiling. Wall mounted storage heater. TV, BT and various power points. Wall mounted mirror.



Dining Kitchen - 9'7" narrowing to 3'9" x 12'6" narrowing 8'11"

Fitted Kitchen with a range of wall mounted cupboards and base units with a roll top worksurface and complimented by ceramic tiled splash back to the walls. Integrated under counter single electric oven, electric 4 ring hob with overhead extractor fan and a stainless-steel sink with chrome taps and drainer. Under counter storage space for a washing machine and fridge. Various power points and wall mounted storage heater. Wall mounted control for hot water and fire blanket. Strip light fitting and smoke alarm to the ceiling. Various power points and xpleair. Wall mounted storage heater. Vinyl to the floor. Double glazed window to the side aspect with vertical blinds.





Bedroom 1 - 8'11" x 9'5"

Double Bedroom with double glazed window with venetian blinds, curtain pole and hanging curtains, to the rear aspect. Single pendant light fitting to the ceiling. Carpet to the floor. Built in double wardrobe offering hanging and shelved storage. Various power points. Wall mounted heater.



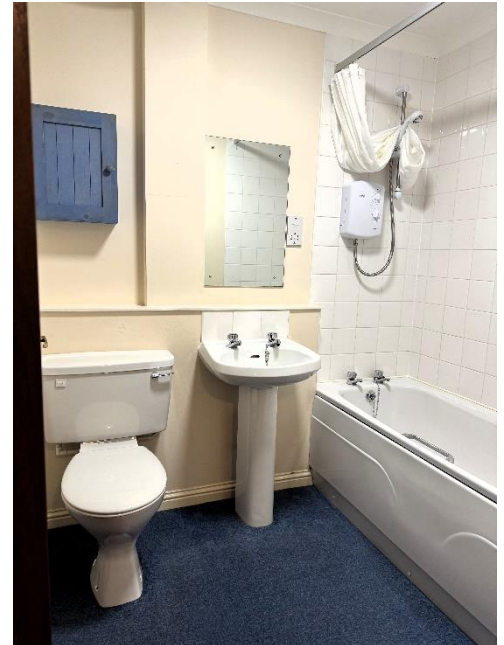
Bedroom 2 - 7'11" x 8'11"

Double Bedroom with double glazed window with venetian blinds, curtain pole and hanging curtains to the rear aspect. Single pendant light fitting to the ceiling. Carpet to the floor. Various power points. Wall mounted heater.



Family Bathroom - 7'1" x 5'6"

Family Bathroom with three piece suite comprising of a low level WC, bath with chrome taps, overhead electric shower, ceramic tiled walls & shower curtain. Pedestal wash hand basin with chrome taps and part ceramic tiled splash back. Heated towel rail and further electric fan heater. Wall mounted mirror and medicine cabinet. Shaving point. Vinyl to the floor. Ceiling light fitting. Chrome accessories.



Parking & Gardens

The private car parking spaces are accessed through the under pass which leads to the courtyard and the main entrance to the property. The Culbin Sands Apartments are located in a 'U' shape with flower beds and common grounds surrounding. An area is provided for storage of the rubbish bins.



Note 1

All integrated appliances, floor coverings, blinds and light fittings are included in the sale.

Council Tax Band Currently C

Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment.