



73 Findhorn

FORRES IV36 3YF



A superb opportunity to purchase a delightful, traditionally 3 bedroom stone-built cottage, which has been upgraded with a new central heating system and modern double glazed windows throughout.

The property enjoys a central location with the local Post office and Bake House Cafeteria within walking distance and Findhorn Bay with its sandy beaches just a short stroll.

The Town of Forres is within a 5 minutes' drive and has well respected local Primary and Secondary Schools, various shops, supermarkets, leisure facilities, golf course and a variety of woodland walks.

Accommodation comprises; Entrance Porch, Hallway, Lounge with wood burning stove, Dining Kitchen, Ground Floor Bedroom and Shower room. The 1st floor provides a further 2 Bedrooms and a large Bathroom.

The property benefits from; Air Source Heating, Double Glazing, Front enclosed Garden and large storage sheds to the rear.

EPC Rating Band "C"

FIXED PRICE £360,000

£20,000 BELOW VALUATION

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

Entrance Porch – 3’11” (1.18m) x 3’9” (1.13m)

Entrance through a wood door leading into the Porch. Tiled flooring, window to the side aspect, door to a built-in cupboard and double doors with glass panel insert leads into the hallway. The cupboard houses the Ecodan mega flow tank, ceiling light fitting, tiled flooring, 2 small windows to the side aspect. Wall mounted shelving and control panel for central heating.

Hallway - 12’8” (3.86m) x 3’8” (1.11m)

Ceiling light fitting, tiled flooring, double radiator, smoke alarm, wall mounted coat hooks and a small storage cupboard fronted with a wooden louvre door. Wall mounted fuse box and control panel for central heating. Wall mounted curtain pole with hanging curtains. Doors lead to the lounge, Kitchen, bedroom, Shower room and a staircase leads to the 1st floor accommodation.



Lounge – 14’8” (4.47m) x 10’9” (3.27m) plus door access

Lovely cosy lounge with a beautifully tiled fireplace which has a multi-fuel stove set within a decorative tiled inset and marble hearth finished with a wood surround. Ceiling light fitting, coved ceiling, smoke alarm, carbon dioxide alarm, double radiator and carpet to the floor. TV and various power points. Recessed alcove with built-in lights and shelving for storage. Sash and case styled double glazed windows with curtain pole and ganging curtains overlooks the front aspect.





Dining Kitchen – 16'4" (4.98m) x 8'0" (2.44m)

Fitted kitchen with a range of wall mounted cupboards and glass display cabinets with under unit lighting. Base units with a roll top worksurface and matching upstand and corner carrousel. Integrated appliances include a fridge/freezer, washer/dryer, dishwasher, double under counter oven, hob and built-in extractor fan. Tiled splash back to the walls. 1 ½ sink with chrome mixer tap and drainer. Two 3 bulb ceiling light fittings, heat detector, various power points, double radiator and laminate wood effect flooring. Modern fitted sash and case styled double glazed windows to the front and rear of the property. Allocated space with half height wood linings to the walls provides an area for a dining table and chairs.



Bedroom 1 – 10'4" (3.15m) x 7'5" (2.25m)

Ground floor bedroom with a ceiling light fitting, double radiator, carpet to the floor, various power points, wall mounted shelving and a sash and case styled double glazed window to the rear aspect with venetian blinds, curtain pole and hanging curtains.



Shower Room – 6'4" (1.92m) x 10'3" (3.12m)

Modern shower room with a floating vanity sink with chrome mixer tap and large wall mounted mirror, low level W.C, walk-in shower with rain heads shower and further showering attachment, wet wall to the walls, shower tray and retractable shower screen doors. Full height tiling to the remainder walls. 3 bulb ceiling light fitting, Tiled flooring with under floor heating, large double radiator, sash and case obscure double-glazed windows to the rear aspect.



Stairs and Landing to 1st floor accommodation

A carpeted staircase with a wooden handrail leads to the 1st floor landing. A split staircase provides access to bedroom 2 and bedroom 3 and the bathroom. The landing has 2 velux windows which overlook the rear aspect, ceiling light fitting, smoke alarm, double radiator, single power point, carpet to the floor, a wall of built-in storage cupboards which are fronted by wooden louvre doors.



Bedroom 2 – 10'11" (m3.32) 8'2" (2.49m)

Ceiling light fitting, carpet to the floor, double radiator, various power points and a built-in double wardrobe fronted by wooden louvre door and provides part shelf and hanging storage. Dormer window with sash and case styled double glazed window to the front aspect.



Bedroom 3 – 13'0" (3.96m) x 10'5" (3.17m) plus door access

Double bedroom with a ceiling light fitting, double radiator, carpet to the floor, various power points, built-in cupboard fronted with wooden louvre doors provides part shelf and hanging storage. Dormer window with sash and case styled double glazed window with curtain pole and hanging curtains to the front aspect.



Bathroom – 12'10" (3.91m) x 8'5" (2.56m)

Lovely bathroom with a free-standing double ended bath with chrome mixer tap and showering attachment, low level W.C and vanity floating wash hand basin with wet wall splash back and wall mounted medicine cabinet fronted with mirror doors. Chrome heated towel rail, vinyl to the floor, mid-height wood linings, double radiator and recess halogen spotlights to the ceiling. Sash and case styled double glazed windows with half obscure glazed panels for privacy to the front aspect.



Front Garden

A pretty cottage style garden to the front with two areas either side of the front porch. Both are enclosed within a walled/fence boundary with secure gate access. Loc block pathway leads to the front door access. Outside light. To one side the garden is courtyard style with an area for sitting out, to the other side there is vast array of shrubs, rose bushes and the air source heat system.

Sheds

Two newly built timber sheds with secure doors and box profile roof cladding.



Council Tax Band Currently 'C'

Note 1

All floor coverings and light fittings are included in the sale.
