



## **FISHERS COTTAGE, 4 FINDHORN, MORAY IV36 3YE**



Superb and a rare opportunity to purchase a delightful 1 Bedroom Cottage, a stone's throw from the shore, situated within a small courtyard. Findhorn was for a time an important commercial and fishing port with a thriving shipbuilding industry, complete with trading links with Baltic and Scandinavian ports. Today much of the village's life still revolves around the bay, though now as one of the major sailing and watersports centre along this stretch of coast. It is also home to the Royal Findhorn Yacht Club.

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.

Forres, which is within a 5 minute drive, is a popular town with respected local Primary and Secondary Schools, various shops, supermarkets, banks, leisure facilities, golf course and a variety of woodland walks.

Accommodation comprising: Hallway, Inner Hallway, Open Plan Lounge and Kitchen, Bedroom and Bathroom. Further benefits include a private courtyard.

EPC Rating E

### **OFFERS OVER £200,000**

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









Entrance to the property is through a secure timber door.

**Hallway - 7'2" x 4'2"**

Pendant light fitting. Carpet to the floor. Window overlooking the side aspect with deep set windowsill and small cupboard which houses the consumer units. Double power point. Door with glazed panel leading to the Inner Hallway and Bathroom.

**Bathroom - 6'11" x 5'11"**

Low level WC, pedestal wash hand basin with chrome taps and bath with chrome taps and wall mounted Mira Sprint electric shower and shower curtain. Ceramic tiling to the walls. Ceiling light fitting and loft access. Wall mounted Dimplex radiator. Shaving point. Carpet to the floor. Obscure double-glazed window with a roller blind to the front aspect. Chrome heated towel rail.



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### **Inner Hallway - 3'9" x 4'3"**

Pendant light fitting and smoke alarm to the ceiling. Painted wood linings to the walls and ceiling. Original wood flooring. Wall mounted coat hooks. Door leading to the Bedroom and open archway with hanging curtain to the Lounge.



### **Open Plan Lounge and Kitchen - 19'0" x 15'1"**

#### **Lounge**

Nicely presented Lounge with windows to the front aspect, overlooking the Courtyard, one with a beautiful view of the bay, both with curtain pole and hanging curtains. The focal point of the room is a wood burner with slate hearth, tiled insert and wooden mantel. Deep set skirtings. Pendant light fitting and smoke alarm to the ceiling. Painted linings to the walls and ceiling. Wall to wall built in cupboards providing ample storage space, which also houses the hot water tank. Two wall mounted electric heaters. Various power points. Wood flooring. Carbon monoxide alarm. Space for a dining table and chairs.







### **Kitchen - 19'0" x 15'1"**

Well-appointed Kitchen with a range of base units, wall mounted cupboards and junker style work surface. Belfast sink with chrome mixer tap. Single oven, 4 ring hob and chimney style extractor. Various double power points. Water thermostat. Recessed halogen spotlights to the ceiling.

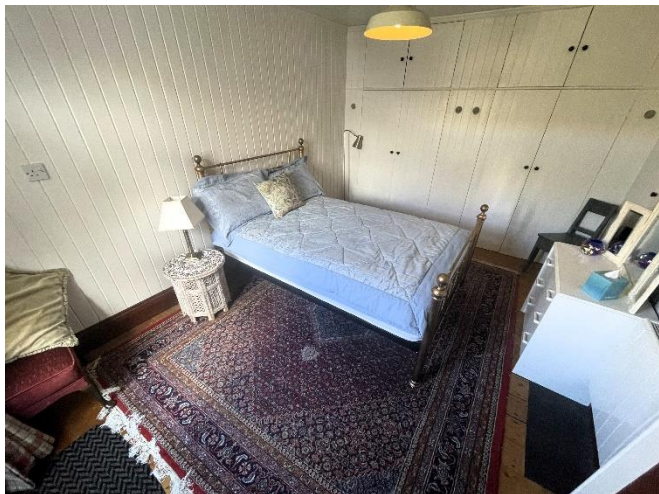




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### **Bedroom - 12'11" x 10'0"**

Double Bedroom with painted wood linings to the walls and deep-set skirtings. Pendant light fitting to the ceiling. Wood flooring. Various power points. Wall mounted Dimplex radiator. Wall to wall cupboards, with ample storage space, both hanging and shelved. Timber door with glazed panels and overhead glazed window, leads out to the private Courtyard.



### **Courtyard**

Private garden space which is enclosed by a fence and secure gate access. Paved patio seating area. Wood store and small timber shed. Variety of planters and established trees.





Note 1

All integrated appliances, floor coverings, blinds and curtains are included.

Council Tax Band Currently A

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**Important 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.

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