



524 East Whins, The Park, Findhorn IV36 3TH



Superb and rare opportunity to purchase a delightful 3 Bedroom Family Home.

Accommodation comprises; Entrance Sunroom/Porch, Open Plan Lounge/Diner and Kitchen, Ground Floor Shower Room, Utility Area, Three Bedrooms and a Family Bathroom.

The property is centrally heated by means of an electric air source heat pump system. The heat recovery ventilation system. There are intakes taking the moist air from the kitchen and bathrooms, a heat exchanger in the loft space and outlets for the incoming fresh air in all other rooms. Heating to rooms is provided by underfloor heating which is zone controlled. Further benefits include PV panels and solar panels for the hot water.

Imagine living in the heart of the Findhorn Foundation eco-village, where every day feels like a retreat. This charming property is just a leisurely stroll away from the picturesque sand dunes and the stunning beach of Findhorn village. To the west, the beach reaches the mouth of Findhorn Bay, while to the east, it stretches for seven miles of inviting sands

EPC Rating Band A

OFFERS OVER £335,000

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

Entrance Sun Room/Porch - 9'0" x 8'0" (maximum measurement)

Step through a welcoming composite door with a glazed panel into a bright and airy room that instantly feels like home. This space features a single pendant light fitting, smoke alarm, wood-lined walls and ceiling, ceramic tiled floor, and windows overlooking the green area to the front. A window and glazed door lead to the Open Plan Kitchen, Dining, and Family Area.



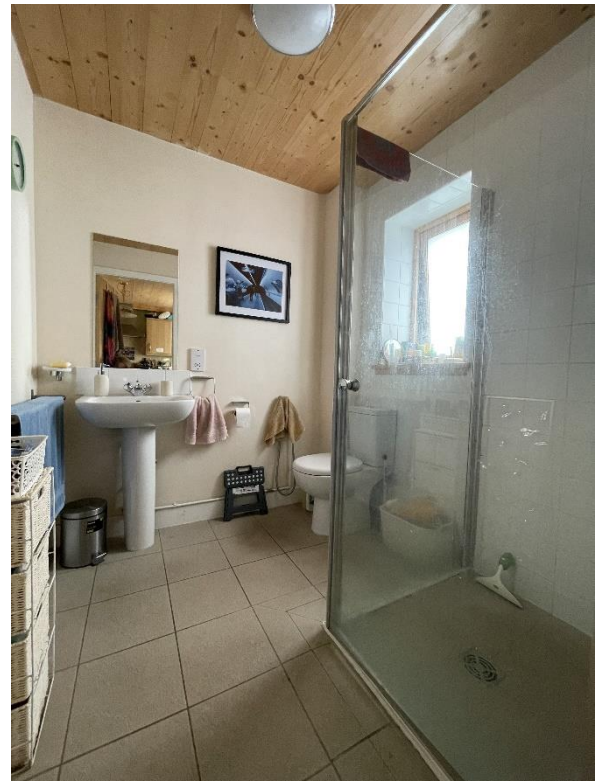
Open Plan Kitchen, Dining and Family Room - 18'1" x 14'3" & 10'11" x 12'9" (maximum measurement)

This open-plan area is the heart of the home, perfect for family gatherings and entertaining friends. It includes two single pendant light fittings, 3 bulb light fitting, smoke alarms, heat sensor and solid timber ceiling. Wood flooring. The family area boasts windows overlooking the front. There is ample space for a dining table and chairs, making it ideal for memorable dinners and celebrations. Stairs lead to the upper accommodation. The kitchen is a chef's delight, featuring a range of base units, display shelves, work surfaces, central island, integrated appliances include an electric oven, induction hob, overhead extractor, fridge and freezer. Sink with drainer, mixer tap and filter tap. Window overlooking the rear aspect. Ceramic tiling to the walls. Various power points. Wall-mounted extractor. Tile effect flooring. Built-in under-stair cupboard providing storage space and a further built in cupboard housing the heating system and provides shelved storage, currently utilised as a linen cupboard, with light fitting. Doors lead to Shower Room and Utility Area/Porch.



Shower Room - 6'7" x 6'6"

Shower enclosure with an overhead mains shower, pedestal wash hand basin and low-level WC. Single light fitting. Wood-lined ceiling. Window with obscure glass to the rear aspect. Wall mounted mirror. Ceramic tiling to the walls and floor. Shaving point. Chrome accessories.



Utility Room - 5'10" x 6'8"

This practical utility area has space available for a fridge/freezer and tumble drier. Work surface. It features tile effect flooring and a single light fitting. Window to the rear aspect. Shelving units. Secure composite door with a glazed panel leading to the d area at the rear of the property. The Dakin wall-mounted boiler is also housed in this space.

Stairs and Landing

A charming wooden staircase with a handrail leads to the upper accommodation. The landing provides access to the three bedrooms and a family bathroom. Single light fitting, access to a fully floored loft space with additional insulation, a light tunnel providing natural light, and smoke and carbon monoxide alarms.

Bedroom 1 - 14'7" x 10'0"

Bedroom with Velux window to the front aspect. Single pendant light fitting and extractor to the ceiling. Wood flooring. Various power points. Built in wardrobe offering hanging and shelved storage space.



Bedroom 2 - 11'8" x 10'9"

Another double Bedroom with window to the rear aspect. Wood flooring. Single light fitting to the ceiling. Built-in double wardrobe providing hanging and shelved storage space. Various power points.



Bedroom 3 - 8'1" x 7'5" plus door recess

Single Bedroom with Velux window to the front aspect. Single light fitting to the ceiling. Wood flooring. Various power points. Wall mounted fold away guest bed.



Family Bathroom - 7'4" x 6'6"

The bathroom, including a low-level WC, bath with overhead mains shower and shower curtain, pedestal wash hand basin with mixer tap and hand held shower attachment. Ceramic tiling to the walls and floor. Chrome accessories. Wall-mounted mirrors. Shaving point. Window to the rear aspect. Single light fitting, and an extractor fan.

Garden

The Garden to the front of the property has raised planters and an area to sit out and to the rear of the property, which is North facing, there is a paved patio seating area. Access is given to the Hinterland woodland area, which in turn gives access to the Dunes.

Parking

There is access to communal parking.

Note 1 – Monthly park Maintenance Charge Payable to Title Holders Association - £50.00 per month

Council Tax D



The Findhorn Foundation is a spiritual community, ecovillage and an international centre for holistic education, helping to unfold a new human consciousness and create a positive and sustainable future.

They provide a broad range of holistic workshops and events, giving participants practical experience of how to apply spiritual values in daily life.

There are organic gardens, an award-winning organic shop and cafe, and over 50 innovative ecological buildings including recycled whisky barrel houses, a strawbale house, grass roofed buildings, and a 400-seat Universal Hall auditorium. There is creative use of local materials, three wind turbines which make the Foundation a net exporter of electricity, and The Living Machine ecological sewage treatment system. There are also art, pottery and weaving studios and many alternative therapists and ethical businesses.

Every year more than 3,000 visitors come to residential workshops and conferences, and another 2,000 people come as day visitors for tours and to participate in community life for short periods of time.

There are many workshops covering areas such as spiritual practice and personal growth, nature and ecology, creativity and celebration, health and wellbeing, sustainability, leadership and community, and healing.

The residents and guests of the Findhorn Foundation and Community are all linked by a shared positive vision for humanity. They are committed to a conscious and sustainable lifestyle which acknowledges the interconnection of all life, and practise a common ethic of love, service, integrity, responsibility and leadership.



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.