



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **61 Findhorn, Forres, IV36 3YF**

**Offers over £340,000**

Charming detached cottage set in the heart of Findhorn village. 61 Findhorn has been in the same family for the past seventy years and extended in that time from a small fisherman's cottage to a three bedroom comfortable family home. The accommodation comprises on the ground floor: entrance hallway; lounge; dining kitchen; sun room double bedroom; bathroom and on the first floor two further bedrooms and a shower room. The property further benefits from electric heating, double glazing, garden and a shared drying green.

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### HALLWAY

uPVC and glazed entrance door; fitted carpet; ceiling light fitting.

### LOUNGE

14'4" x 14'1" (4.37m x 4.31m)

Window to front; recessed log burning stove; fitted carpet; wall light fittings.

### DINING KITCHEN

14'5" x 10'9" (4.40m x 3.28m)

Window to side; fitted kitchen in wood effect; built-in single electric oven, hob and hood; integrated fridge freezer; plumbed in washing machine; vinyl flooring; ceiling light fitting.

### SUN ROOM

7'5" x 7'5" (2.28m x 2.27m)

Glazed on three sides; door to garden; vinyl flooring; ceiling light fitting.

### BATHROOM

10'8" x 6'10" (3.27m x 2.10m)

Window to rear; sink; WC and bath; shower cubicle with electric shower; tile effect flooring; ceiling light fitting.

### BEDROOM 1

14'4" x 9'3" (4.39m x 2.84m)

Window to front; built-in cupboard; fitted carpet; ceiling light fitting.

### STAIRCASE AND LANDING

Range of built-in storage cupboards; fitted carpet; ceiling light fitting.

### BEDROOM 2

14'1" x 10'11" (4.31m x 3.34m)

Window to front; fitted carpet; ceiling light fitting.

### BEDROOM 3

11'0" x 10'1" (3.36m x 3.09m)

Window to front; fitted carpet; ceiling light fitting.

### SHOWER ROOM

6'7" x 6'3" (2.03m x 1.91m)

Window to rear; built-in cupboard; sink; WC and spacious shower enclosure with electric shower; vinyl flooring; ceiling light fitting.

### OUTSIDE

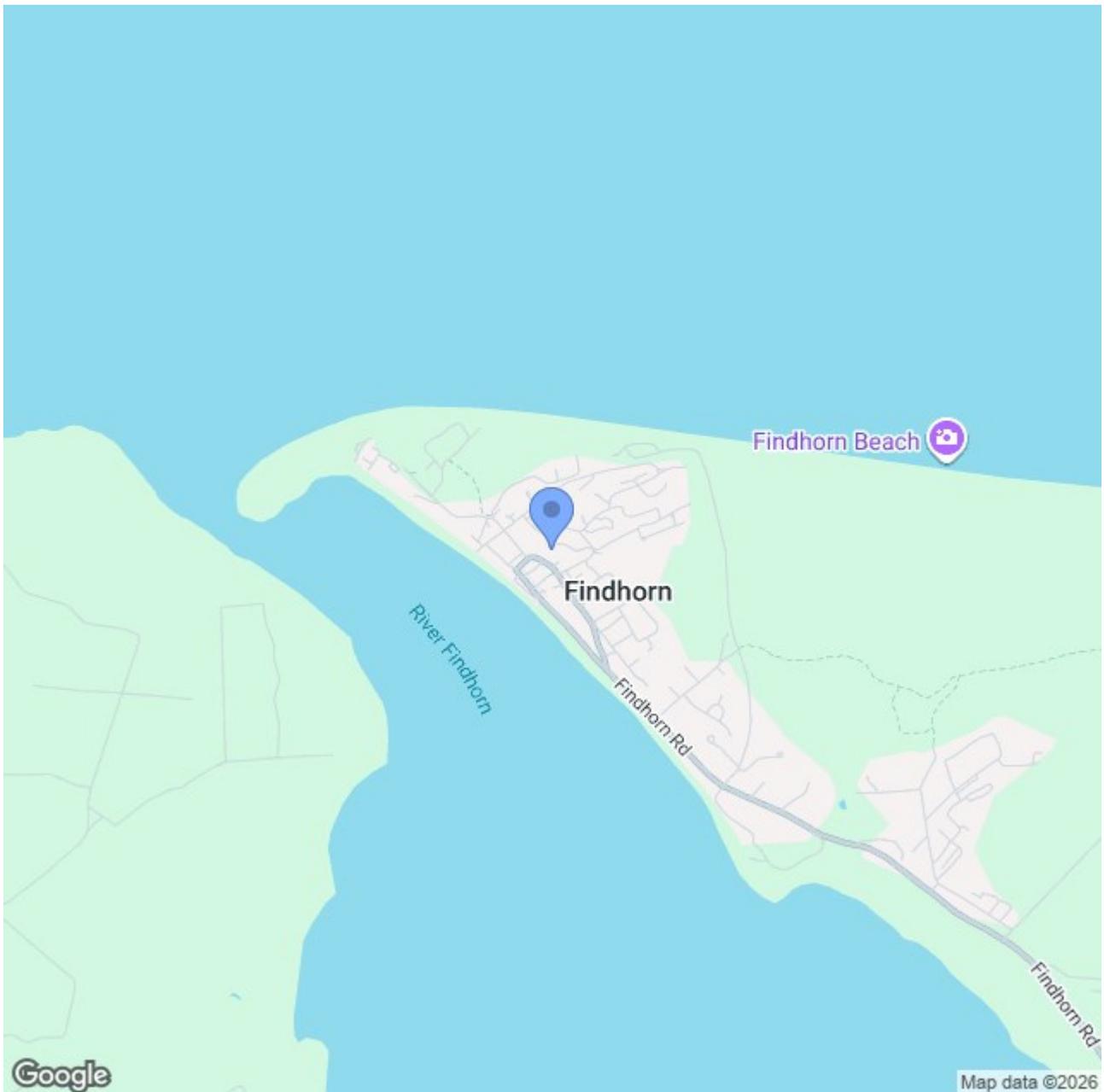
The garden to the front is bound by a brick wall and laid with low maintenance gravel. To the side of the property is an enclosed area of garden which is also laid with low maintenance gravel and planted with mature shrubs and trees;

wooden garden shed; log store; rotary clothes dryer. The property also benefits from a shared drying green.

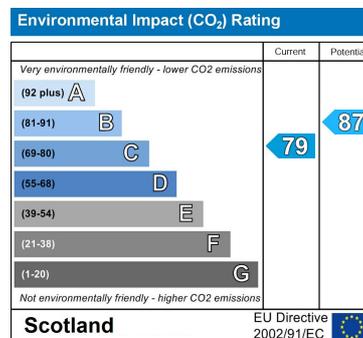
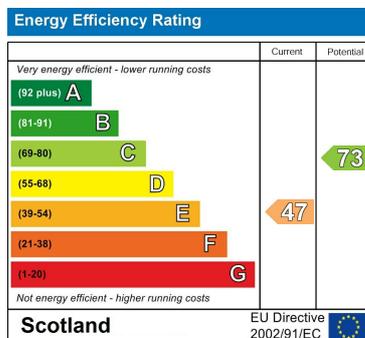
### NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and shower room fittings; the built-in electric oven, hob, hood, integrated fridge freezer and washing machine in the kitchen and the wooden garden shed and rotary clothes dryer in the garden.

## Area Map



## Energy Efficiency Graph



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