



545 West Whins, Findhorn IV36 3SH



Discover the charm of eco-friendly living with this 3-bedroom family home nestled in the heart of the Findhorn Community, The Park. This property offers a unique blend of comfort and sustainability, perfect for those seeking a serene lifestyle close to nature.

Upon entering, you are greeted by a Hallway, leading to a practical utility room and two generously sized double bedrooms & shower room on the ground floor, ensuring ample space for family and guests alike. Ascend to the first floor and experience the open-plan living at its finest; a spacious lounge adjoined by a dining kitchen provides the ideal setting for entertaining and daily life. The additional bedroom, complete with an en-suite, offers privacy and convenience, while the mezzanine level adds a touch of elegance and potential for creative use of space.

Step outside to enjoy the tranquil garden, a perfect retreat for relaxation or outdoor activities. The home is equipped with modern amenities such as electric air source heating, two solar panels providing hot water, additional insulation, and double glazing, enhancing comfort while minimizing environmental impact.

Situated within the Findhorn Ecovillage, this home is just a stroll away from the majestic sand dunes and the picturesque beach of Findhorn village. Whether you're looking to explore the seven miles of inviting sands to the east or the scenic Findhorn Bay to the west, this location is truly unparalleled.

Embrace a lifestyle of tranquility and eco-conscious living with this rare opportunity to own a delightful piece of the Findhorn community.

OFFERS OVER £360,000

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

Entrance Hallway

Entrance Hallway, featuring a secure door that ensures privacy and safety. The door is complemented by a tastefully obscure glazed panel, offering a hint of the interior's charm. An additional glazed panel with a fitted roller blind adorns the side, allowing for controlled natural light and privacy. This welcoming entryway is not only a threshold to your new home but also a statement of modern design and comfort.

Bedroom 2 - 13'6" x 10'11"

Spacious double bedroom. This room features a large window with a roller blind, chrome curtain pole, one being a black out and the other is a privacy screen and curtains that frame the view to the front aspect. The ceiling has a single pendant light fitting, coving, and a smoke alarm for safety. Warmth is provided by a double radiator, and convenience comes with the various power points. The wood flooring adds a touch of natural elegance. Storage is abundant with two double wardrobes, both offering ample hanging space and shelving, one of which is complemented by a mirror.



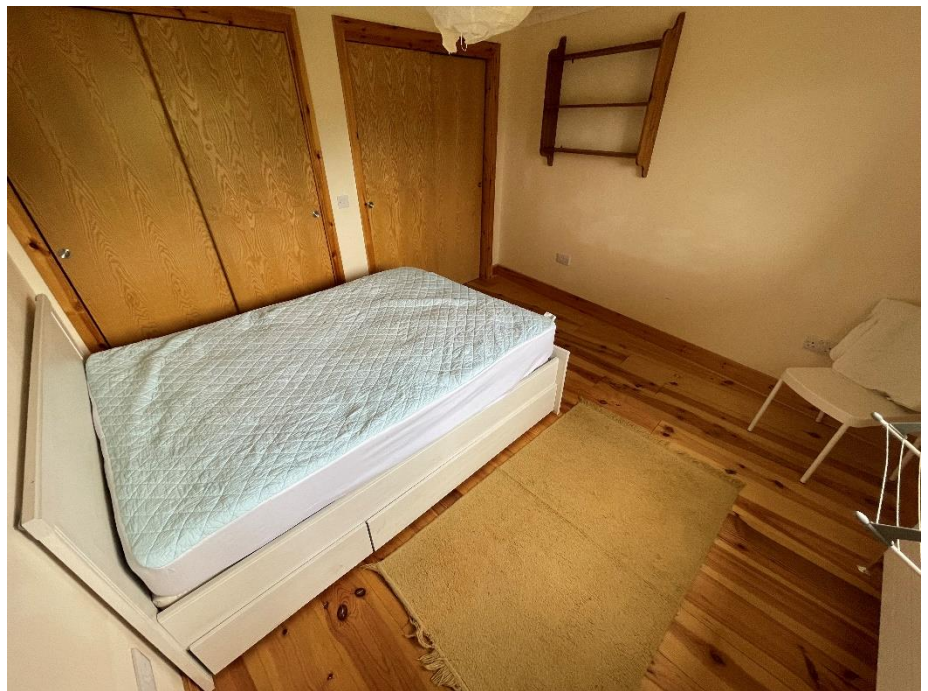
Utility Space - 11'10" extending to 14'1" x 10'4" narrowing to 3'7"

Step into the practicality of modern living with this versatile utility space. This area is thoughtfully designed with base units and wall-mounted cupboards, complemented by a stainless-steel sink featuring a mixer tap and drainer. The integrated washing machine, double radiator, and ample power points add to the functionality, while the lighting is provided by two single pendant light fittings. Storage solutions are seamlessly integrated with an under-stair cupboard, a built-in cupboard with sliding doors for heating consumables, and additional shelved storage. The vinyl flooring and wall-mounted shoe drop ensure easy maintenance and organization.



Bedroom 1 - 11'6" x 11'0" (maximum measurement)

Spacious double bedroom, where natural light streams through a large window adorned with a chrome curtain pole and a practical roller blind. The room boasts elegant wood flooring and is equipped with two double built-in wardrobes, offering generous hanging and shelved storage solutions. A single pendant light fitting and coving to the ceiling, while a double radiator ensures a cozy atmosphere. Multiple power points are conveniently placed.





Shower Room - 6'5" x 5'9"

Convenience of modern living with this ground floor shower room. This space features a overhead mains shower, a low-level WC with a concealed cistern, and a vanity unit complete with a wash hand basin and mixer tap. The wet wall finish adds a touch of sophistication, while the single pendant light fitting casts a warm glow across the room. Privacy is ensured by a window with obscure glass to the rear, and the mirrored medicine cabinet, chrome towel rail, and additional chrome accessories provide functionality. The room is completed with a wall-mounted Xpelair.

Stairs

Ascend in elegance with our beautifully crafted timber staircase, complete with a sturdy handrail to ensure safety and comfort. The warm tones of the wood invite a natural charm into your home, leading you to the upper levels where your private sanctuary awaits. This staircase is not just a means to an end but a statement piece that harmonizes with the architectural beauty of your residence. Experience the blend of functionality and artistry with every step you take towards your upper accommodation.

Lounge and Dining Kitchen - 23'1" x 13'8" (maximum measurement)

Step into modern elegance with this spacious open-plan Lounge and Dining Kitchen. Natural light floods the space through two front-facing windows, complete with roller blinds, and patio doors that open onto a charming full length, south facing balcony adorned with curtains. The lounge area invites relaxation around a stylish wood burner, while the kitchen boasts sleek base units, wall-mounted cupboards, and a stainless-steel splashback. Enjoy the convenience of integrated appliances, including a 3-ring hob, oven, microwave, and dishwasher, all complemented by a stainless steel sink with mixer tap. The ambiance is set with five single pendant lights, and the timber staircase adds a touch of warmth, leading up to the Mezzanine. This living space seamlessly connects to a comfortable bedroom featuring an en-suite, ensuring privacy and comfort.



Bedroom with En-Suite

Bedroom - 12'8" x 10'4"

Spacious double bedroom, boasting a serene view of the rear aspect through a large window adorned with a chrome curtain pole. The room is well-equipped with a single light fitting, a smoke alarm for safety, and multiple power points for convenience. Rich wood flooring adds warmth to the space, while two built-in wardrobes provide generous storage. The highlight is the secure door with a glazed panel, leading out to a private balcony, complete with a chrome curtain pole and a roller blind, offering an exclusive retreat to unwind.



En-Suite - 9'3" x 6'0"

Bathroom with low level WC with concealed cistern, bath with overhead mains shower and shower curtain. Vanity unit with wash hand basin and mixer tap. Vinyl to the floor. Wall mounted medicine cabinet fronted by mirrored doors. Chrome accessories and chrome heated towel rail. Wet wall finish. Single light to the ceiling.



Mezzanine

The Mezzanine, envisioned as the perfect enclave for the modern professional, this space is tailor-made for those seeking a peaceful home office, a cozy reading nook, or a private yoga sanctuary. Bathed in natural light from two strategically placed Velux windows, the area is illuminated by a tasteful four-bulb light fitting that ensures a well-lit ambiance at any time of day. The warmth of the wood flooring invites you to unwind, while the convenience of various power points ensures that your technological needs are met with ease. Whether you're penning your next chapter or delving into your favourite novel. The Mezzanine adapts to your lifestyle, offering a seamless blend of comfort and utility.





Garden

The Garden to the front of the building is of low maintenance yet aesthetically pleasing, the garden is thoughtfully laid out with gravel and paving stones, complemented by tastefully placed driftwood that adds a touch of coastal charm. The rear garden is a compact treasure, offering a private decked seating area perfect for relaxation. It comes complete with a convenient rotary dryer. Beyond, the garden opens to sweeping views of the majestic sand dunes, promising a tranquil backdrop for your outdoor living space. This garden is a harmonious blend of practicality and natural beauty, providing an idyllic outdoor retreat.





Council Tax Band Currently D



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.

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

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
