



518 East Whins, The Park, Findhorn IV36 3TH



Superb and rare opportunity to purchase a delightful 3 Bedroom family home.

Accommodation comprises; Ground floor: Entrance Sunroom, Open Plan Dining Kitchen and Family Room, Sitting Room/Bedroom3, Shower Room and Utility Room. First floor: 2 Bedrooms and Family Bathroom.

The property is centrally heated by means of an electric air source heat pump system. Heating to rooms is provided by underfloor heating which is zone controlled.

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

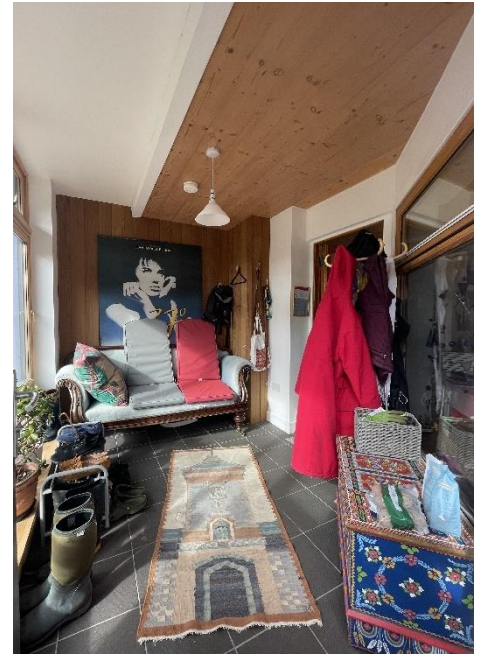
Viewing is strongly recommended to appreciate the accommodation and location on offer.

OFFERS OVER £375,000

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

Entrance Sun Room - 10'4" x 8'8" (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 serene garden. A window and glazed door lead to the Kitchen, Dining, and Family Area.



Open Plan Kitchen, Dining and Family Room - 28'5" x 19'7"

This expansive open-plan area is the heart of the home, perfect for family gatherings and entertaining friends. It includes two four-bulb light fittings, a single pendant light fitting, smoke alarms, wood-lined ceiling, part wood flooring, and part ceramic tiling. The family area boasts windows overlooking the front garden and a cozy multi-fuel burner with a slate hearth and ceramic tiling as the focal point. There is ample space for a large 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, integrated appliances (double oven, induction hob, overhead extractor), space for a dishwasher, double sink with drainer and mixer tap, rustic wood shelving, ceramic tiled walls, various power points, wall-mounted extractor, carbon monoxide detector, bell chime, and a built-in under-stair cupboard housing the consumer units and heating system. Doors lead to the Lounge/Bedroom 3, Shower Room, and Utility Room.





Lounge - 19'6" x 13'0"

This bright and airy room is currently used as a lounge but can easily transform into a cozy ground floor bedroom with ample fitted storage. It features three single light fittings controlled by a dimmer switch, wood-lined ceiling, smoke alarm, wood flooring, various power points, windows to the side and front aspects with vertical blinds, BT, TV, and various power points.

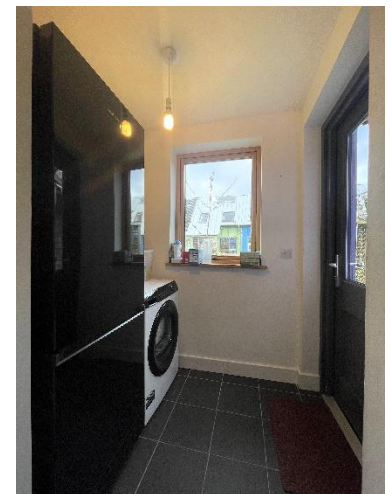


Shower Room - 6'7" x 6'4"

This modern wet room includes an overhead mains shower, pedestal wash hand basin, low-level WC, single light fitting, wood-lined ceiling, window with obscure glass to the rear aspect, ceramic tiled walls and floor, and a shaving point.

Utility Room - 4'4" x 6'6"

This practical utility room houses the washing machine and fridge/freezer. It features ceramic tiled flooring, a single light fitting, a window to the rear aspect, and a secure composite door with a glazed panel leading to the decked area at the rear of the property, which also provides access to the shed. The Dakin wall-mounted boiler and consumer units are 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 two bedrooms and family bathroom, with a single light fitting, access to a partially floored loft space, a light tunnel providing natural light, and smoke and carbon monoxide alarms.

Bedroom 1 - 30'7" x 11'4"

This beautiful and spacious bedroom is a sanctuary, featuring a fabulous library, perfect for working or unwinding with a good book. It has a window to the rear aspect, two windows to the side aspect, and a Velux window to the front aspect, flooding the room with natural light. The room includes wooden flooring, floor-to-ceiling, wall-to-wall bookcases, and various power points.



Bedroom 2 - 16'0" x 10'6"

This inviting double bedroom features a Velux window to the front aspect, wood flooring, a single light fitting, a built-in cupboard providing hanging and shelved storage space, and various power points.



Family Bathroom - 7'7" x 5'11"

The bathroom is a tranquil retreat, including a low-level WC, bath with overhead mains shower and shower curtain, pedestal wash hand basin with mixer tap, ceramic tiled floor, chrome accessories, two wall-mounted mirrors, shaving point, window to the rear aspect, single light fitting, and an extractor fan.



Garden and Shed

The property includes an attached timber store under a profiled metal roof and a shed with ample storage, lighting, and power. The private garden grounds to the front, side, and rear of the property are a gardener's dream, planted shrubs, paved/gravelled areas, and a decked seating area perfect for outdoor relaxation and entertaining. The garden is a haven for nature lovers, offering a peaceful retreat from the hustle and bustle of everyday life. To there front there is also a paved patio seating area.



Parking

There is access to communal parking.

Council Tax E

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.