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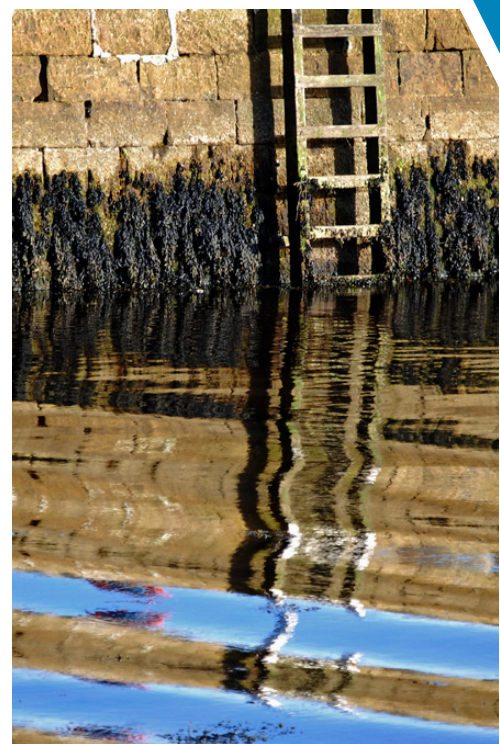
01343 610 444

Mint Cottage, 73 Findhorn

FORRES, IV36 3YF



FINDHORN



This traditional detached cottage enjoys a central village location with the local store, Post Office, and Bake House Cafeteria all nearby. Findhorn Bay and its fabulous sandy beach, pier and marina facilities are a short stroll away, as are several bars/restaurants. Findhorn, once a busy fishing port is now a conservation village and haven for sporting enthusiasts with a host of activities including kayaking, kite surfing and fishing and is home to the Royal Findhorn Yacht Club with its marina and sailing club. The world famous Findhorn Foundation is located on the edge of the village.

The historic Royal Burgh of Forres is five miles drive or 20 minutes on the cycle path from Findhorn. Forres has all facilities of a small town including swimming pool and golf course with in addition the beautiful Grant Park which has won many awards. The Moray coastline is well known for its many miles of white sandy beaches, sand dunes and the resident population of bottle-nosed dolphins. Other nearby attractions include extensive forest walks, historical monuments, castles, and popular visitor centres.

Despite its peaceful air, Findhorn has excellent transport links with ready access to major cities within the UK and Europe provided by bus, rail and air links from Inverness Airport which lies approximately 17 miles west of Findhorn and offers regular flights to the UK and Europe. The Highland capital of Inverness is located approximately twenty five miles west and provides all the amenities that you would expect from a vibrant city. The University city of Aberdeen lies 70 miles to the east.



MINT COTTAGE, 73 FINDHORN

A rare opportunity has arisen to purchase a delightful, traditionally stone-built detached cottage with slate roof. The current owner has completed a full refurbishment where only the best of materials and craftsmanship have been used. The finishes superbly blend new with traditional finishes providing quality accommodation in a home anyone will be proud to own. Currently enjoyed as a family holiday home and trading as an established holiday let, this cottage offers a turn-key business opportunity for the new owners. All current safety certificates are in place with mains wired smoke and carbon monoxide alarms, fire safety certificate and annual boiler service and chimney sweep contracts. Accounts are available to interested parties via their solicitor or accountant.



The accommodation comprises: Entrance porch with boiler room, hallway, generous lounge with feature fire surround incorporating a Charnwood wood burning stove, a fully fitted country kitchen with integrated appliances including a full size dishwasher, fridge freezer, washer/dryer, ceramic induction hob and space for dining, a ground floor bedroom and a large luxury shower room with full tiling which includes a large anti misting mirror and under floor heating. The 1st-floor consists of a split landing which has four recessed cupboards, two double bedrooms both with built-in wardrobes and a luxury bathroom with a free standing bath. The first floor has three dormer windows with new hardwood case and sash frames and good ceiling height which is unusual for Findhorn cottages.

KEY FEATURES:

- Central village location.
- Traditional built detached cottage.
- Three double bedrooms.
- Luxury shower room on the ground floor with underfloor heating.
- Luxury bathroom on the first floor.
- Oil central heating and Charnwood wood burning stove.
- New fully fitted country style kitchen.
- Excellent storage throughout including outside storage facility.

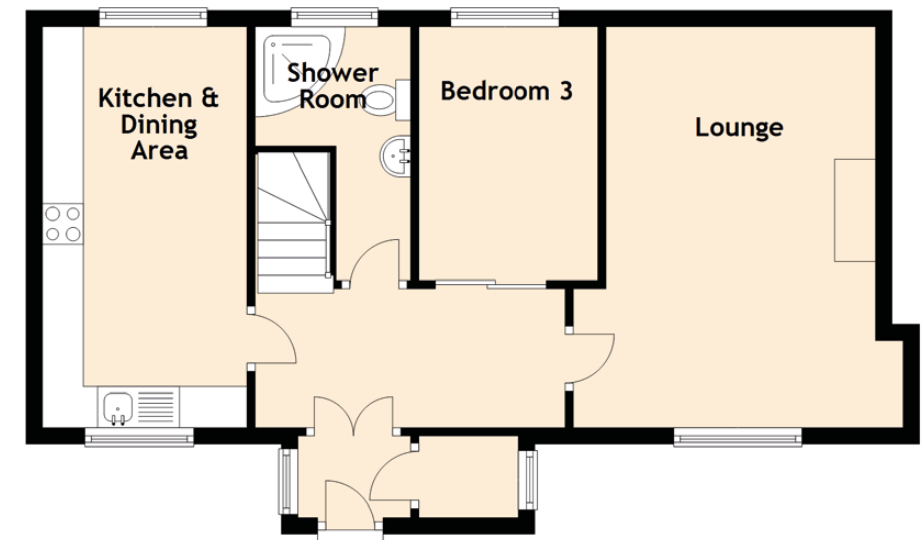
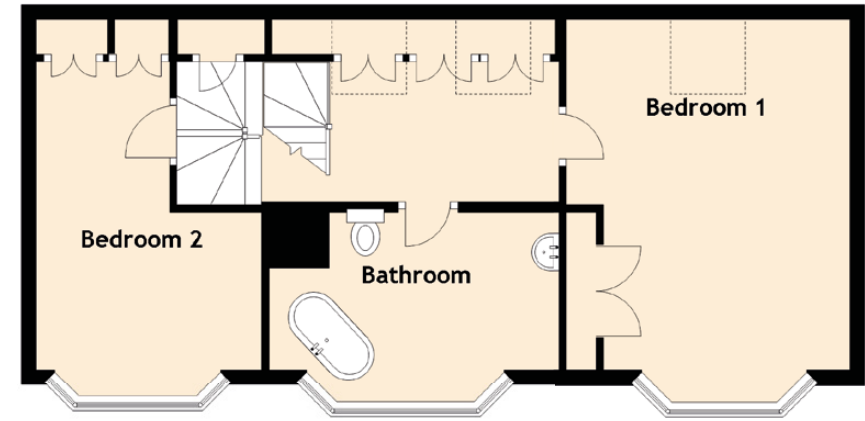


OUTSIDE: A small, but well-stocked walled front garden with an area for seating. Whirly dryer space in garden plus communal drying lines at the bottom of the lane. To the rear is a new solid wooden garden shed and wood store. House access is flat and parking is free.

This is a lovely Findhorn cottage in a beautiful conservation village ideally located for easy access to local facilities, the beach, local tennis court and nearby villages and towns. Early viewings are highly recommended to appreciate this fine cottage. Viewings are by appointment only.

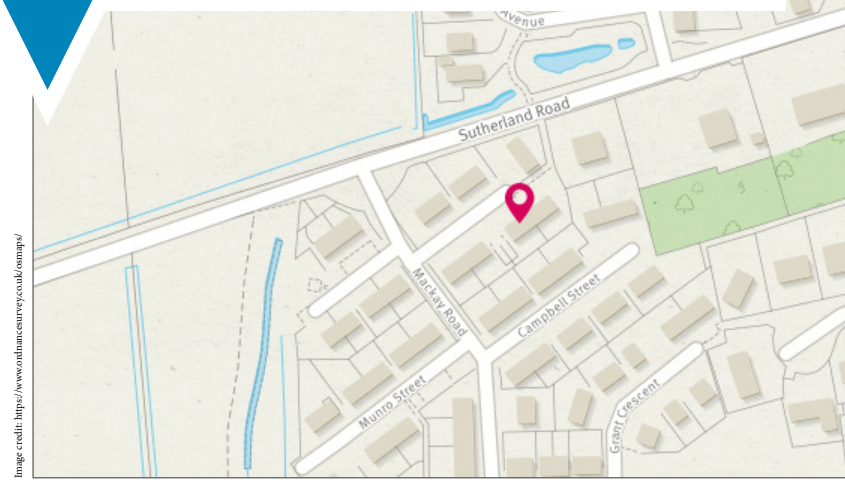


**A FABULOUS OPPORTUNITY
TO PURCHASE A TRADITIONAL
THREE-BEDROOM DETACHED
COTTAGE IN TRULY
WALK-IN CONDITION.**



THE DETAILS

Floor Plan, Dimensions and Location



Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.76m (12'4")
Kitchen & Dining Area	4.90m (16'1") x 2.50m (8'2")
Bedroom 1	3.91m (12'10") x 3.80m (12'6")
Bedroom 2	3.30m (10'10") x 2.52m (8'3")
Bedroom 3	3.10m (10'2") x 2.20m (7'3")
Bathroom	3.90m (12'10") x 2.50m (8'2")
Shower Room	3.10m (10'2") x 1.90m (6'3")

Gross internal floor area (m²) - 97m² | EPC Rating - E

Extras (Included in the sale): All integrated kitchen appliances, fixed floor coverings and blinds are included. Items of contents to facilitate seamless continuation as a holiday let are available by separate negotiation.



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Text and description
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Photographer



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