



13 Beach Hut | Beach | Findhorn | IV36 3TT

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Offers Over £32,500 Freehold

CCL is delighted to offer this unique opportunity to purchase the freehold of an immaculate Front Row Beach Hut on Findhorn Beach. Only a small number of these Beach Huts have been approved by the Moray Council for this prime beach location, making them exceptionally sought after. What could be better than having all your comforts and supplies already in your hut, for you to enjoy the Beach all year round.

Located close to the village of Findhorn, Findhorn Beach is said to be one of the most popular beaches on the Moray Coast. The magnificent coastline provides miles of dunes and beach walks in a pleasant micro climate. Wildlife is abundant in the area and can be frequently seen along the coastline, including seals at low tide on the sandbank of the mouth of the river Findhorn. On the Western end of the beach there still lies an impressive line of concrete tank-traps from World War 2, when there was the fear of Germans invading.

Situation

Situated at the Findhorn end of a stretch of beach that extends for miles - from one village to another - you have a vast, wide open space for escape and exploration. The beach looks over the Moray Firth to dramatic, heather-hued hills of Ross-Shire and Sutherland; a never ending view of the wild Highlands from your seaside retreat. The hut has the benefit of being close to the accessibility ramp and steps, ample car parking, facilities and picnic areas are nearby – the perfect match for a great day out.

Property

The Beach hut measures in at a generous 2 x 2.5m and has wide double doors, with a central lock and fixings to hold them open, facing onto the glittering Moray Firth. The hut is extremely robust with very deep piled foundations. To guard against flooding the hut stands on solid timber piles, also engineer designed to be wind resistant - a peaceful retreat which will stand the test of time.

The hut was purchased in the second phase of the original builds and has been extremely well maintained by the present owner, decorated internally in neutral colours, with a wood effect floor and shelving at the rear.







CCL Property

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.