

# The Moorings

Findhorn | Forres | Moray

**Galbraith**



# A delightful detached house overlooking Findhorn Bay.



Forres 5 miles | Elgin 13 miles | Inverness 32 miles

(All distances are approximate)

2 reception rooms, 4 bedrooms

Spectacular views over Findhorn Bay

Renovated to an exceptional standard

Charming enclosed private garden

Flexible accommodation

Off street parking and garage

Within easy reach of Forres and Elgin

Close to a wide range of local amenities

**Guide Price £650,000**

# Galbraith

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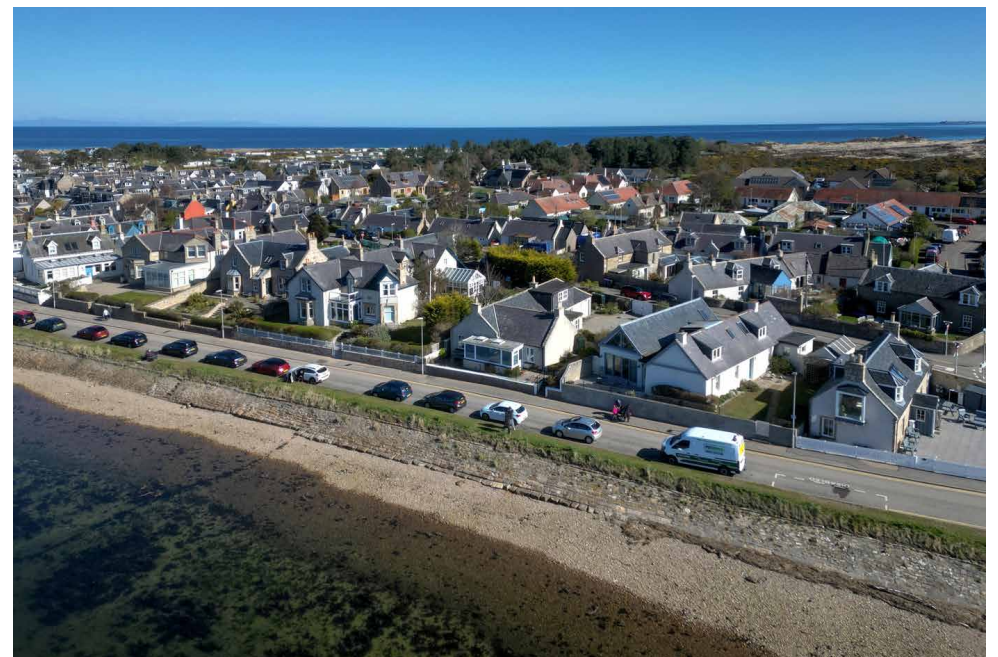


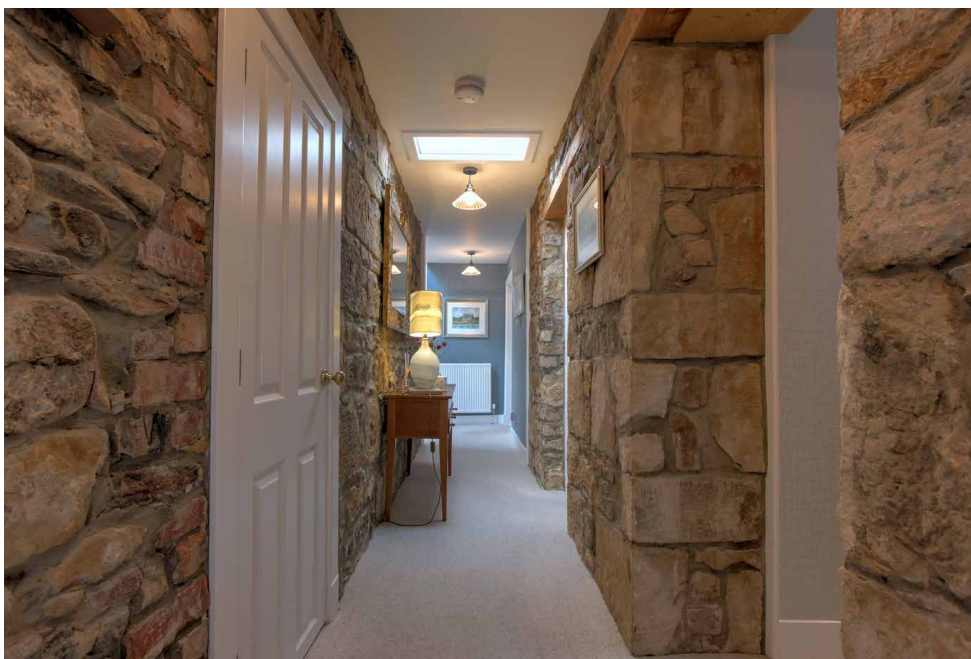
## Situation

The Moorings is situated in a wonderful position overlooking Findhorn Bay, at the heart of the village and within easy reach of Forres and Elgin in the county of Moray. The county is famous for its mild climate, a beautiful and varied countryside with a coastline of rich agricultural land, prosperous fishing villages and wide, open beaches. The upland areas to the South are sparsely populated and provide dramatic scenery, some of which forms the Cairngorm National Park. The unspoilt landscape provides a wide range of leisure and sporting opportunities including fishing on the world famous Findhorn and Spey rivers, many shooting and games sports opportunities, skiing at the Lecht and Cairngorm Range and hill walking. The area has a number of excellent golf courses including The Moray Golf Club in Lossiemouth with its classic Links Course designed by Tom Morris in 1889, the West Course as designed by Henry Cotton in 1979, Elgin Golf Club as well as two championship courses in Nairn. For the sailing enthusiast the marinas at the Royal Findhorn Yacht Club provide excellent facilities whilst other attractions also include 'The Malt Whisky Trail', 'The Speyside Way', Cairngorm National Park, The Castle Trail together with other ancient monuments and villages of historical significance.

Findhorn is a traditional, picturesque and sought after village, with two popular pubs, The Royal Findhorn Sailing Club, convenience store and highly regarded deli. The beach at Findhorn is renowned as one of the most beautiful along the Moray coast and the nearby Culbin forest provides a fascinating and exciting network of trails for walking and biking. The southern edge of the village is home to the Findhorn Foundation and Moray Arts Centre which is a haven for arts, cultural and social events. The village offers a rich and unique charm, a strong feeling of community with many amenities to support a variety of interests.

Forres is the nearest town and has a good range of shops, hotels, restaurants, a medical centre, railway station and highly regarded primary and secondary schooling. Private schooling for children over 8 years of age is available at Gordonstoun School. Elgin provides a wider range of facilities including a leisure centre, library, hospital, retail park and train station with services to Inverness and Aberdeen. Aberdeen and Inverness have all the facilities of a modern city including their airports which offer regular domestic flights and summer flights to many European destinations, an excellent selection of shopping, retail park and rail links.





## Description

The Moorings is an exceptional house overlooking Findhorn Bay and which has undergone a wonderful transformation to create what is now one of the most desirable houses in the village. Flexible and well-appointed accommodation is provided over one and a half storeys with potential to further extend by converting the integral garage (subject to planning permission). On the ground floor, the house is accessed from the rear garden into a well equipped kitchen with an array of integral appliances. The characterful hallway with exposed stone walls leads to the spacious dual aspect dining / sitting room with a feature wood burning stove. The triple aspect sun room enjoys stunning views over the bay and could easily be adapted to access a paved seating area to the front of the house. There is a high quality shower room and three good sized bedrooms on the ground floor with the master bedroom also having an 'en suite' shower room. On the first floor is an attic bedroom with a large dormer window and a very spacious attic store.



The house has a wonderfully bright and airy feel with large double glazed windows providing magnificent views over the bay. The sitting / dining room with a wood burning stove, the generously sized master bedroom and the high quality kitchen are particularly appealing rooms whilst the sunroom offers an enviable outlook over the bay to the Culbin Forest and out to the Moray Firth. The house is very tastefully decorated throughout and in recent years has been used by the owners family and friends as a holiday cottage. It is connected to mains services and heated using a new oil fired boiler located in the garden to the rear.

## Accommodation

### Ground Floor:

Hall. Sun Room. Sitting / Dining Room. Kitchen. Shower Room. Master Bedroom (En Suite). 2 Bedrooms.

### First Floor:

Landing Area. Bedroom. Attic Store.

## Garden

Outside, there is a generously sized garden to the front and rear of the property. The walled rear garden is fully enclosed and has high double gates for vehicle access and offers privacy and seclusion not often encountered in a Findhorn village property. The garden includes areas of lawn, a raised seating area / barbecue area to the rear, a patio / seating area on the bay front and two very useful stone built outhouses. The adjoining single garage has an up and over door and power supply whilst a gravelled parking area provides ample off street parking for several vehicles (and boats!).

## General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Moray Council	Band F	Band E49

## Services

Mains water, electricity and drainage | Oil fired heating  
Broadband and Mobile Signal available









### The Moorings, 193 Findhorn, IV36 5YN.

Illustration for identification purpose, actual dimensions may differ. Not to scale.

**IMPORTANT NOTES:** 1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2026.

**AMC PLC FINANCE:** Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified Failure to provide required identification may result in an offer not being considered.

## Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

## Directions

From Forres, (A96) take the B9011 signposted for Findhorn and Kinloss, on entering Kinloss take the left turn at the traffic lights sign posted for Findhorn and remain on the B9011. Continue into Findhorn, at the point where the road forks into two, keep to the left and the house is located on the right hand side.



## Solicitors

MacLeod & MacCallum, Inverness Office, 28 Queensgate, Inverness, Highland, IV1 1YN

## Fixtures And Fittings

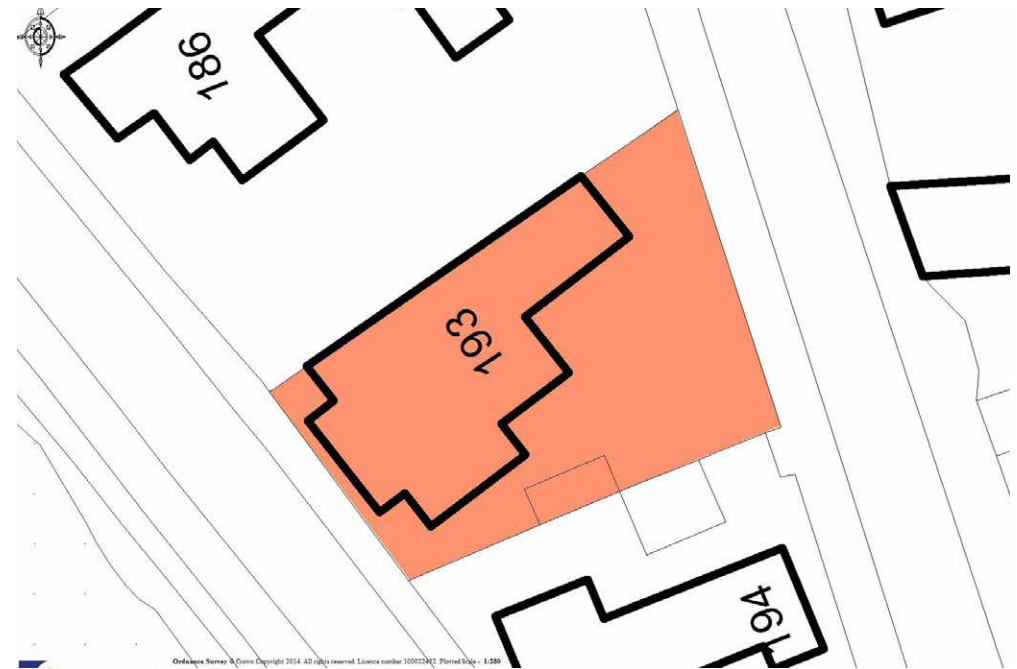
The curtains, blinds, white goods and wooden garden furniture at the front of the house are included in the sale. No other items are included unless specifically mentioned in these particulars. Some furniture in the property may be made available to purchase subject to separate negotiation.

## Viewings

Strictly by appointment with the Selling Agents.

## Health & Safety

Appropriate caution should be exercised at all times during inspection.





**Galbraith**