



Spey Street, Fochabers, IV32 7EH
Offers Over £240,000

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Three bedroom detached family home located just off the square in Fochabers

The charming village of Fochabers offers an excellent range of local amenities, including convenience stores, a range of local shops and both primary & secondary schools.

The accommodation comprises Entrance, hallway, lounge, dining kitchen, utility and W.C on the ground floor with three bedrooms(master ensuite) and a bathroom on the first floor.

The property benefits further from double glazing, gas central heating, driveway and garden.

EPC C
Council tax D

Entrance vestibule 4'7" x 7'10" (1.4 x 2.4)

The property is entered via an external wooden door.
Tiled flooring.
Ceiling light fitting.
Window to the side aspect.
Built in cupboard housing electricity meter.

Hallway

Spacious hallway providing access to the ground floor accommodation and a carpeted staircase leads up to the first floor.
Wooden flooring.
Central heating radiator.
Under stair storage cupboard.
Ceiling light fitting.

Guest W.C 5'2" x 4'3" (1.6 x 1.3)

Guest W.C comprising toilet and wash hand basin.
Central heating radiator.
Extractor fan.
Ceiling light fitting.

Kitchen/Diner 16'0" x 8'6" (4.9 x 2.6)

Dual aspect kitchen diner with windows to both side aspects.
Ample wall and base units with worktop area.
Sink with drainer.
Electric oven, hob and extractor hood.
Space to accommodate a dining table and chairs.

Family room 10'2" x 9'2" (3.1 x 2.8)

Second public room with widow to the side aspect.
Central heating radiator.
Ceiling light fitting.
Fitted carpet.

Wet room 4'7" 9'2" (1.4 2.8)

Wet room comprising electric shower with wet wall surround, wall mounted wash hand basin and toilet.
Central heating radiator.
Ceiling light fitting.
Extractor fan.
Shaver point.

Lounge 16'0" x 12'9" (4.9 x 3.9)

Spacious lounge with window to the rear aspect and French doors leading out to the garden.
Two ceiling light fittings.
Central heating radiator.
Laminate wood flooring.

Utility area 7'10" x 4'7" (2.4 x 1.4)

Useful utility space with units and worktop area with space and plumbing below for a washing machine and tumble dryer.
Wall mounted gas combi boiler.
New vinyl flooring.
Exterior door leading to the side of the property.

Stairs Landing

Ceiling light fitting.
Newly fitted carpet.
Storage cupboard.

Bedroom 1 16'8" x 12'9" (at longest and widest points) (5.1 x 3.9 (at longest and widest points))

Master bedroom with dual aspect windows.
Fitted carpet.
Built in wardrobe.
Central heating radiator.
Door leading to the En suite.

En Suite 7'6" x 3'11" (2.3 x 1.2)

Ensuite shower room comprising Shower cubicle, pedestal wash hand basin and toilet.
Tiled flooring.
Central heating radiator.
Ceiling light fitting.
Velux window.
Extractor fan.

Bathroom 6'6" x 7'10" (2 x 2.4)

Three piece bathroom comprising corner bath with electric shower over, pedestal wash hand basin and a toilet.
Tiled flooring.
Central heating radiator.
Ceiling light fitting.



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Bedroom 2 9'2" x 7'10" (2.8 x 2.4)

Double bedroom with window to the side aspect.

Newly fitted carpet.

Central heating radiator.

Ceiling light fitting.

Bedroom 3 11'9" x 12'9" (3.6 x 3.9)

Bright double bedroom with windows to the front and rear.

Built in wardrobe.

Fitted carpet.

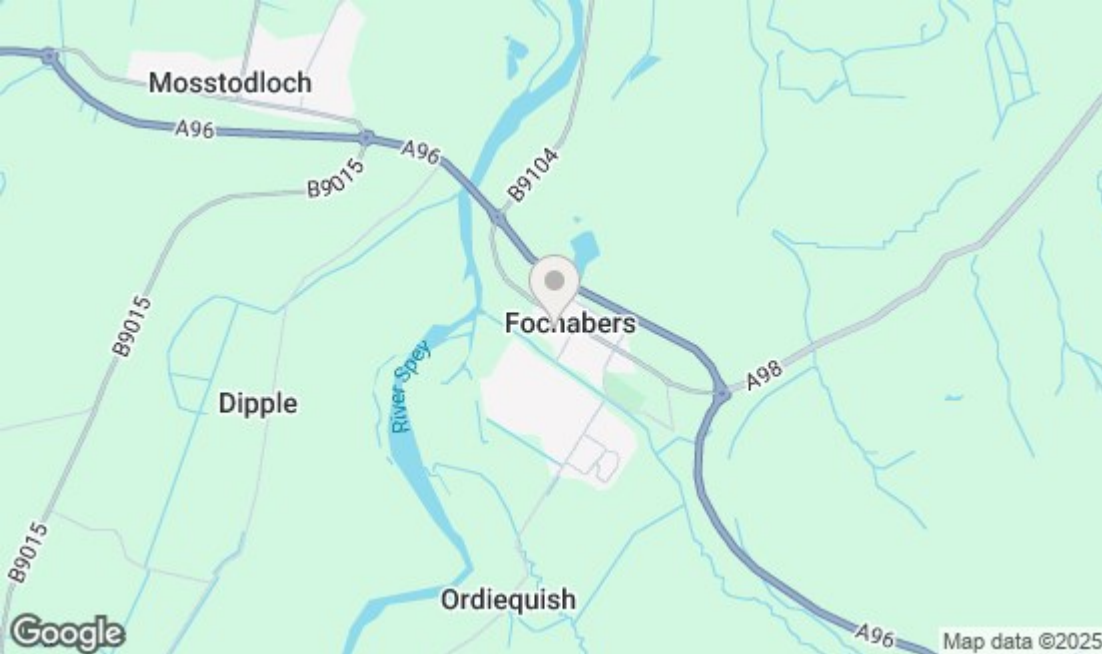
Central heating radiator.

Exterior

To the front of the property there is a driveway providing off street parking.

The enclosed rear garden is laid with a combination of lawn and a slabbed patio area.





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