



, Fochabers, IV32 7HA
Offers Over £320,000

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*****CLOSING DATE SET FOR TUESDAY 16TH SEPTEMBER AT NOON*****

Nestled on the outskirts of the village of Fochabers, this delightful character property offers a perfect blend of traditional charm and modern comfort.

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 property offers 3 bedrooms (master en-suite), a very spacious lounge, fantastic dining kitchen with rural views, family bathroom and utility room.

There is a large enclosed garden on one side and the property is set on a generous sized plot.

The property further benefits from timber outbuildings and an impressive detached garage for several cars.

This character property is a rare find, offering both space and charm in a sought-after location.

Council tax band E
EPC C

Entrance hallway 11'9" x 6'2" (3.6 x 1.9)

The property enters into an entrance hallway which leads to the lounge, Bedroom 1 and the inner hallway.

Wood effect vinyl flooring.

Central heating radiator.

Ceiling light fitting.

Lounge 17'4" x 18'0" (5.3 x 5.5)

Spacious lounge with windows to both the side and front aspects.

Multi fuel stove provides focal point.

Wooden flooring.

Ceiling light fittings.

Central heating radiator.

Bedroom 1 11'1" x 9'2" (3.4 x 2.8)

First of three bedrooms with window to the rear aspect.

Ceiling light fitting.

Vinyl flooring.

Central heating radiator.

Inner hallway

Inner hallway providing access to the rest of the property.

Vinyl flooring.

Ceiling light fittings.

Central heating radiators.

One double storage cupboard and one linen cupboard.

Kitchen/Diner 13'1" x 16'4" (4 x 5)

Modern dual aspect dining kitchen with a large picture window to the rear aspect overlooking woodland.

A great range of fitted wall and base units with worktop area.

Sink with drainer.

Ample space for dining furniture.

Range with five ring hob (bottled gas).

Extractor hood.

Utility Room 8'6" x 6'10" (2.6 x 2.1)

Useful utility room with door leading out to the enclosed side garden.

Wall and base units with worktop area.

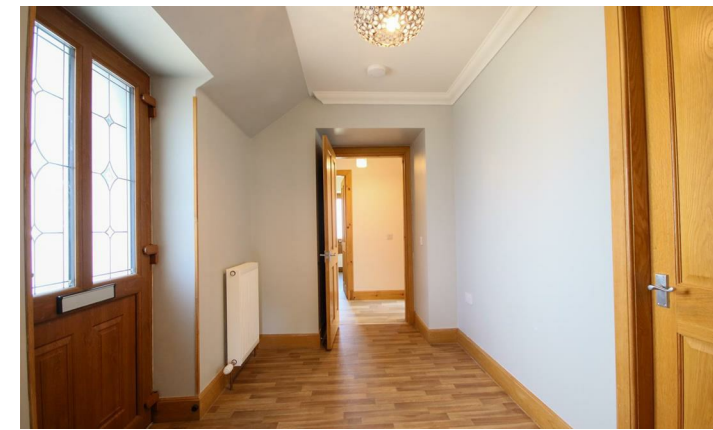
Oil boiler.

Sink with drainer.

Plumbing for a washing machine.

Ceiling light fitting.

Central heating radiator.



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Bathroom 8'10" x 8'10" (2.7 x 2.7)

Four piece family bathroom comprising shower cubicle, bath, toilet and wash hand basin.

Ladder style towel radiator.

Window to the side aspect.

Vinyl flooring.

Bedroom 2 13'1" x 8'10" (4 x 2.7)

Double bedroom with window to the side aspect.

Vinyl flooring.

Ceiling light fitting.

Central heating radiator.

Access staircase to the attic space which is comprised of a

landing area with a Velux and two separate loft areas, one is floored for storage the other houses a hot water tank and solar controls.

Master Bedroom 14'9" x 13'5" (4.5 x 4.1)

Very spacious master bedroom with windows to the side aspect.

Two double wardrobes providing ample storage space.

Vinyl flooring.

Central heating radiator.

Ceiling light fitting.

En Suite 6'6" x 9'6" (2 x 2.9)

Three piece En suite in white comprising corner enclosure with

electric shower, pedestal wash hand basin and W.C.

Ceiling light fitting.

Window to the side aspect.

Central heating radiator.

Exterior

Extensive garden grounds laid to lawn at the front with elevated decked area for enjoying the view, driveway and parking area.

The rear area is laid with chipped stones, and to the side there is an enclosed garden laid to lawn.

There is a large detached garage with space for several cars and has power and light and an electric roller door.

There are also timber storage sheds.





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