

# 9 Maxwell Street

FOCHABERS, MORAY, IV32 7DE



*IMMACULATE TWO-BEDROOM SELF-CONTAINED APARTMENT*



01542 280 444



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



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McEwan Fraser Legal is delighted to offer for sale number 9 Maxwell Street Fochabers part of a recently constructed small development of stunning self-contained executive apartments located on the first floor and top floor, offering immaculate spacious accommodation throughout.

This bright and airy property is neutrally decorated benefitting from the modern comforts of gas central heating and double glazing. Allowing the discerning buyer to move in with minimum inconvenience, providing a truly excellent purchase that would suit the professional couple, potential first-time purchase, or a fantastic Air B&B in the heart of the spectacular Spey Valley.

The internal accommodation comprises; a welcoming entrance hall with a carpeted staircase with a wooden balustrade leading to the landing and all other accommodation; an open plan lounge, and a dining kitchen with dual aspect windows flooded with natural light creating a bright and lovely living environment.

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The well-appointed kitchen is fitted with an extensive range of wall and base-mounted units with contrasting worktops, and quality integrated appliances.



There are two double bedrooms one of which is fitted with double wardrobes allowing for shelf and hanging space the other has a storage cupboard; the super modern bathroom with separate shower cubical WC and hand wash basin complete the accommodation. In addition, there are ample storage cupboards within the property.

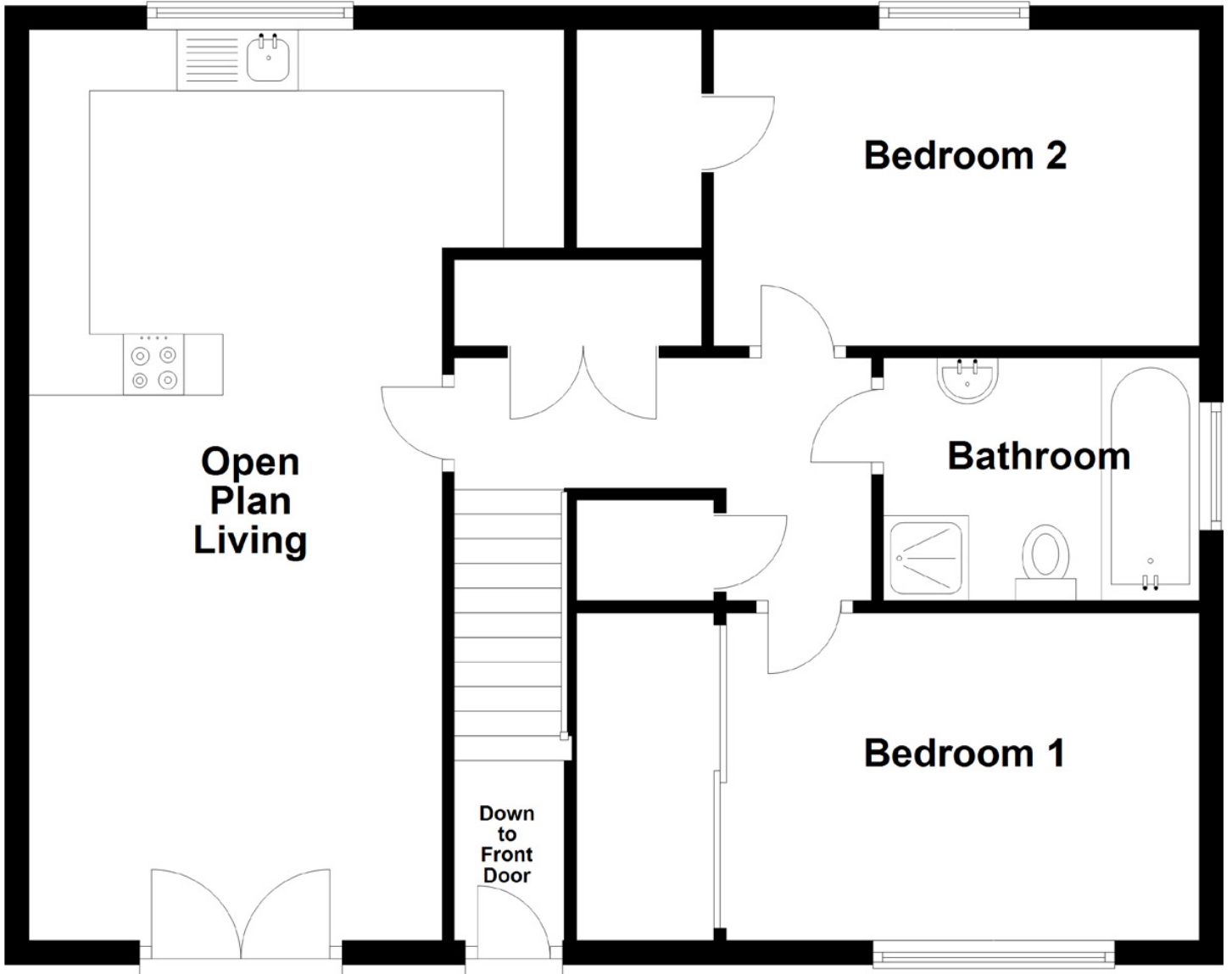




**Bedroom 2**







**Approximate Dimensions**

(Taken from the widest point)

Open Plan Living	7.50m (24'7") x 4.20m (13'10")
Bedroom 1	3.90m (12'9") x 2.70m (8'10")
Bedroom 2	4.00m (13'1") x 2.60m (8'7")
Bathroom	2.60m (8'6") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup>

EPC Rating: B





The external courtyard and borders flooded with seasonal flowers are maintained under a factor arrangement, with allocated parking and visitor parking. The property has mains electricity, gas central heating with mains drains and water.



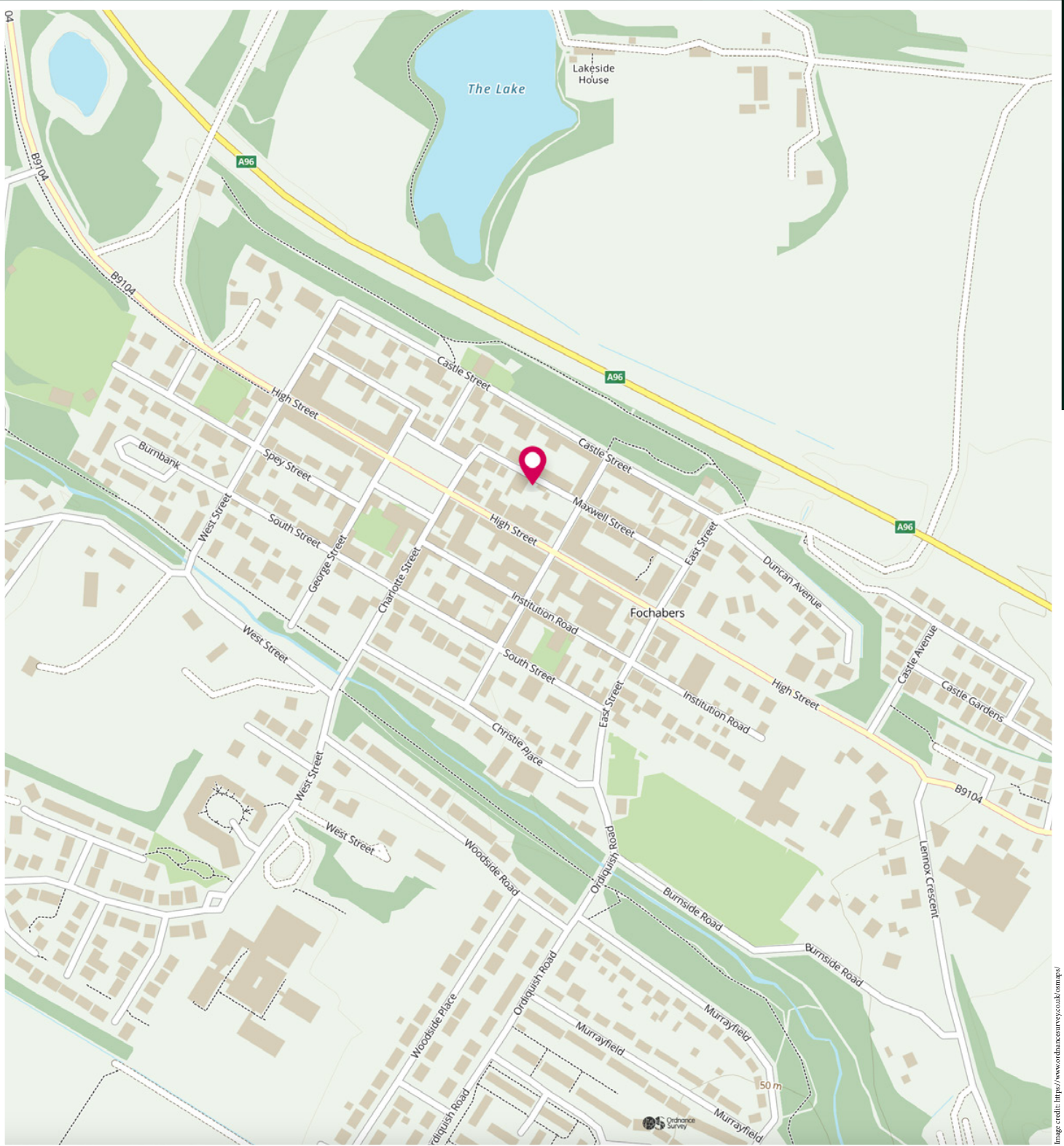


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Maxwell Street is conveniently located in the highly sought-after village of Fochabers. It is only a short walk to the heart of the village with its strong welcoming local community and a diverse range of local amenities. These include a recently built NHS health centre, restaurants, cafés delicatessens, many specialist shops and small supermarkets. There is also a choice of pre-school and a highly regarded primary school with secondary education at the Milnes Academy. In addition, there is Christie's garden centre and Gordon Castle which are also popular with both locals and tourists throughout the year. Fochabers is also the home to "Baxter's" the family-owned food processing factory world-famous for their soups, jams, and jellies.

Due to its location in the valley of the River Spey, Fochabers has incredible nature paths tailored for walkers and cyclists. The nearby Winding Walks and mountain bike Monster Trails are an exciting way to spend an hour or an afternoon. Explore this maze of woodland trails through what used to be the Duke of Gordon's garden. Continue south out of the village and you will find some breathtaking scenery in and around the Spey valley which also includes famous Whisky trails.

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# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01542 280 444

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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**PETER REID**  
Area Sales Manager



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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