



**Harper
Macleod LLP**
Estate Agents & Solicitors



60 Castlehill Road, Fochabers, IV32 7LA
Offers over £130,000

Modern mid-terraced house situated in a popular residential area of Fochabers. The accommodation comprises entrance hallway, lounge, dining kitchen, three bedrooms, bathroom and downstairs WC. The property further benefits from double glazing, gas central heating and immaculately kept gardens to the front and rear.

VIEWINGS STRICTLY BY APPOINTMENT ONLY.

Harper Macleod LLP, 35 High Street, Elgin, Moray, IV30 1EE

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk www.estateagencymoray.co.uk

ENTRANCE HALLWAY

25'3" x 5'10" (7.72m x 1.80m)



UPVC and glazed door; two ceiling light fittings; laminate flooring; spacious walk-in cupboard with shelving and coat hooks; leads to lounge, dining kitchen, WC and staircase to the first floor; uPVC and glazed door leads out to the rear garden.

LOUNGE

13'3" x 11'2" (4.05m x 3.41m)



Window to front; ceiling light fitting; fitted carpet.

DINING KITCHEN

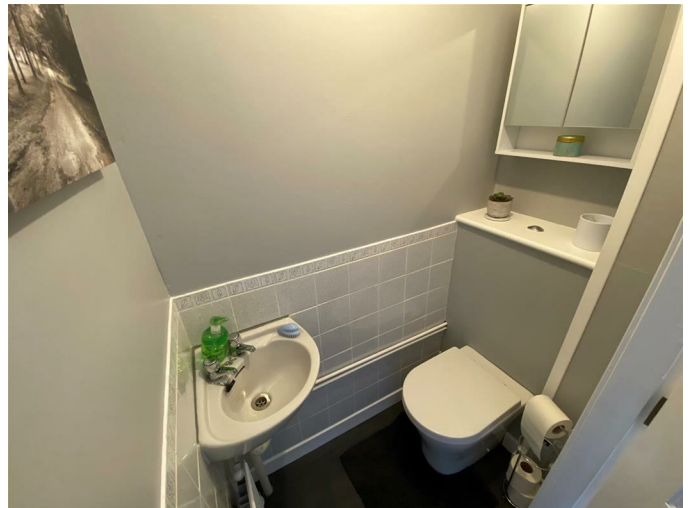
13'6" x 12'9" (4.12m x 3.89m)



Windows to rear; inset ceiling spotlights; laminate flooring; modern fitted kitchen in white high gloss; built-in cupboard housing electric consumer units; built-in electric oven; gas hob and hood; space for fridge freezer; washing machine and tumble dryer.

WC

4'9" x 2'6" (1.45m x 0.77m)



Ceiling light fitting; extractor fan; laminate flooring; WC and small sink.

STAIRCASE & LANDING
9'10" x 9'1" (3.01m x 2.78m)



Ceiling light fitting; fitted carpet; two built-in cupboards, one fully shelved and the other housing the Worcester combi boiler; hatch to the loft space with light and Ramsay ladder; leads to bathroom and the bedrooms.

BATHROOM
6'3" x 5'3" (1.93m x 1.62m)



Window to rear; inset ceiling spotlights; tiled flooring; WC, sink and bath with electric shower over.

BEDROOM 2
11'5" x 9'7" (3.48m x 2.93m)



Window to rear; ceiling light fitting; laminate flooring.

BEDROOM 1
13'0" x 12'3" (3.97m x 3.74m)



Window to front; ceiling light fitting; fitted carpet.

BEDROOM 3

9'2" x 9'1" (2.81m x 2.77m)



Window to front; ceiling light fitting; fitted carpet.

OUTSIDE



The fully enclosed front garden is laid to lawn with mature shrubs with an area of paving. The rear garden, which is also fully enclosed is laid to an attractive mix of lawn and paving with planted borders. There is a wooden garden shed with electric and a gate to the rear of the garden giving pedestrian access.

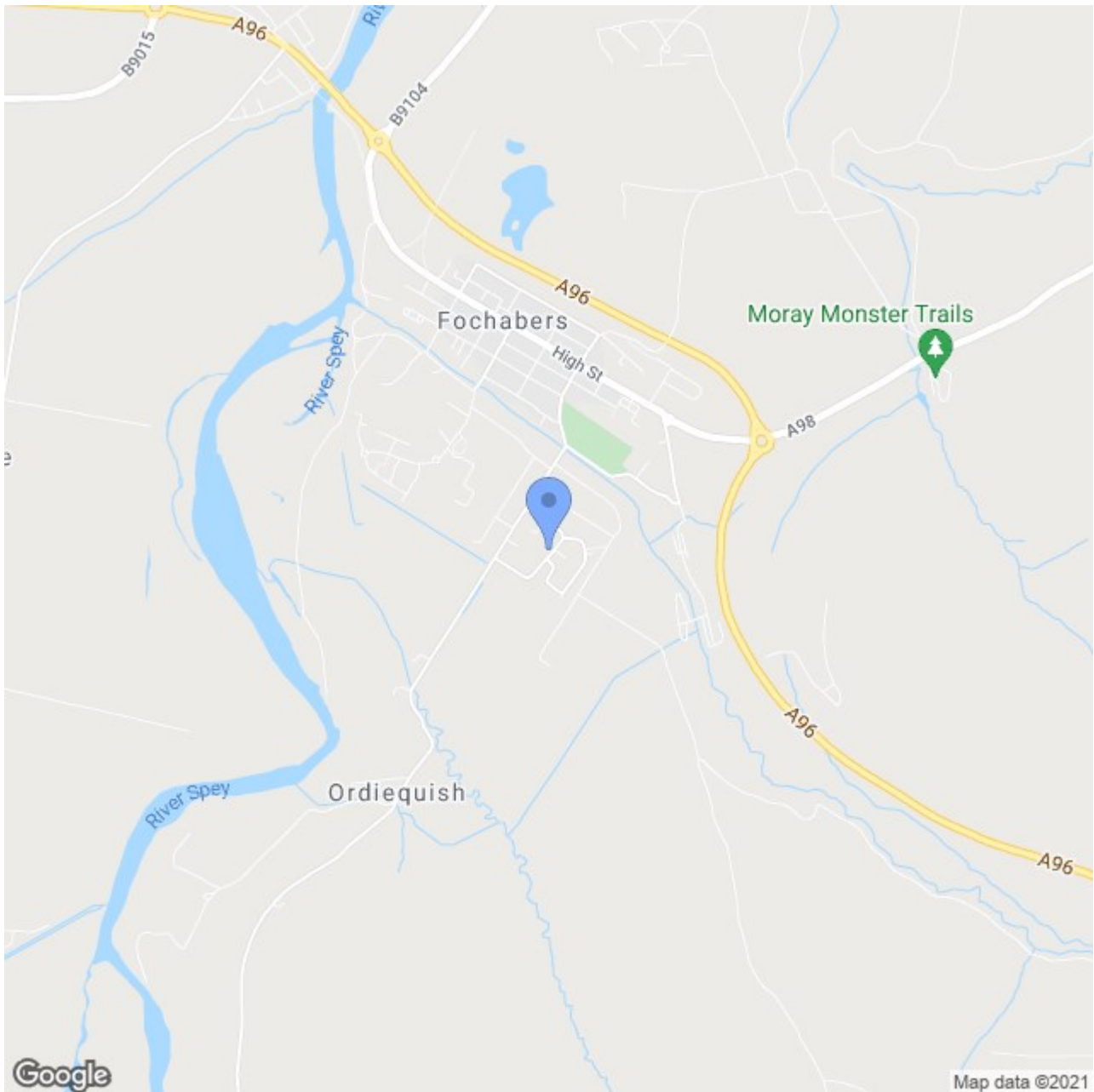
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the oven, hob and hood in the kitchen and the wooden shed in the garden.

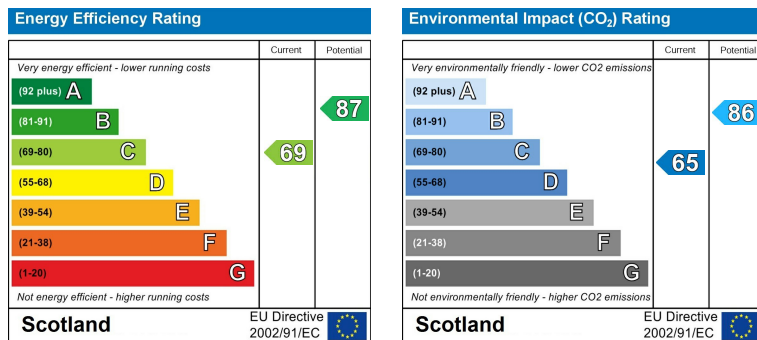
Council Tax Band: B

VIEWINGS STRICTLY BY APPOINTMENT ONLY - Contact
01343 555150

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Harper Macleod LLP, 35 High Street, Elgin, Moray, IV30 1EE

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk www.estateagencymoray.co.uk