



**Harper
Macleod LLP**
Estate Agents & Solicitors



6 Richmond Place, Fochabers, IV32 7HF

Offers in the region of £275,000

Detached bungalow situated in a quiet and sought after location in the popular village of Fochabers. Set in a substantial garden with a lovely wooded back drop, it gives the impression of a rural setting, yet a short walk into the village and also to the many countryside walks. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, sun room, three bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, loft rooms, garage and garden.

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ENTRANCE VESTIBULE

6'0" x 4'1" (1.84m x 1.27m)

uPVC and glazed entrance door; fitted carpet; ceiling light fitting.

HALLWAY

Fitted carpet; ceiling light fitting; built-in storage cupboard; hatch to the fully floored and lined loft rooms.

LOUNGE

16'4" x 11'6" (4.98m x 3.51m)



Window to front; fire surround with log burning stove; recessed storage cupboards; fitted carpet; ceiling light fitting.

BEDROOM 1

12'3" x 12'1" (3.74m x 3.70m)



Window to front; fitted carpet; ceiling light fitting; door to sun room.

SUN ROOM

12'3" x 10'1" (3.74m x 3.08m)



Glazed on two sides; fitted carpet; ceiling light fitting.

BEDROOM 2

11'9" x 9'9" (3.60m x 2.98m)



Window to side; double built-in wardrobes and dressing table; fitted carpet; ceiling light fitting.

BEDROOM 3

9'3" x 9'2" (2.83m x 2.81m)



Window to rear; fitted carpet; ceiling light fitting.

BATHROOM

6'10" x 5'8" (2.10m x 1.75m)



Window to rear; vanity mounted sink and WC; bath with mains shower over; tile effect flooring; inset ceiling spotlights; wall mounted towel radiator.

DINING KITCHEN

21'11" x 9'7" (6.70m x 2.93m)



Windows to either side and rear; fitted kitchen in white gloss; built-in electric double oven; hob and hood; integrated fridge freezer and dishwasher; plumbing and space for washing machine; ample space in the dining area for family size dining table and chairs; wood effect flooring; two ceiling light fittings.

LOFT ROOMS

LOFT ROOM 1

15'1" x 4'8" (4.61m x 1.44m)

A pull down wooden ladder leads up to the first room; fitted carpet; ceiling light fitting.

LOFT ROOM 2

13'1" x 11'8" (3.99m x 3.57m)



Dormer window to front; range of built-in wardrobes; door to eaves storage space; fitted carpet; ceiling light fitting.

GARAGE

Up and over door; window to side; power and light and housing the gas central heating boiler; personnel door to the rear garden.

OUTSIDE



The garden to the front has an area of lawn and the driveway provides off street parking for at least 2 vehicles. The rear and side garden have a large expanse of lawn; low maintenance gravel covered rockery and borders planted with mature shrubs and trees and a lovely wooded backdrop. patio area; rotary clothes dryer and outside water tap. Large timber shed in bottom corner of the garden.

NOTES

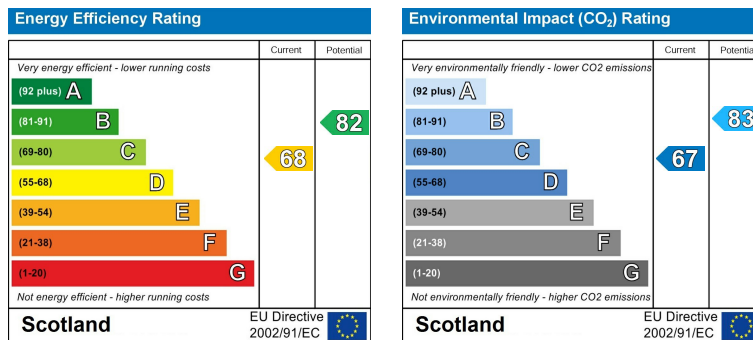
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom fittings; the built-in electric double oven, hob, hood, integrated dishwasher and fridge freezer in the kitchen and the rotary clothes dryer and wooden shed in the garden.

Council Tax Band: E

Area Map



Energy Efficiency Graph



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