



Lein Road, Fochabers, IV32 7NW

Offers Over £155,000

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Hamish
PROPERTY PROFESSIONALS



- Two Bedroom cottage
- Small seaside hamlet
- Easily convertible to three bedrooms
- Oil fired central heating
- Dual aspect lounge
- Wood burner stove in the lounge
- Modern fitted kitchen
- Early entry available
- Home report available on request
- Viewings by appointment only, 7 days a week

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We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



This charming two-storey cottage is located on a quiet road in a hamlet four miles from Fochabers and seven miles from Elgin. Built in 1800, the house features whitewashed exterior walls and a pretty front garden with a wooden decked patio area and timber shed. Lien Road is an attractive lane with a variety of early 19th-century cottages and houses, as well as some newer properties. The coast and the River Spey are within walking distance and the area is leafy with plenty of green spaces. At 84 m², the property is surprisingly spacious and with oil-fired central heating, it offers a delightful semi-rural property for a couple or small family, especially with Elgin, Nairn and other larger towns so close.

Opening from a cosy entrance hall, the living room is charming. With windows overlooking the front and rear of the property, alcoves and a deep fireplace with a wood-burning stove, the room is typical of the seaside properties of this era. Its thick walls and north and south-facing aspects ensure the cottage ambience is well captured. The ground-floor bedroom is close to the entrance and features a wood-lined wallpaper and the other walls are decorated in a deep teal colour. With two built-in cupboards and an attractive deep window, this room could also be suitable for use as an office or craft room. A compact but well-supplied kitchen is to the rear of the property and can be accessed from the sitting room. Fitted with dark grey wall and floor cabinets and stainless steel appliances, the kitchen has a contemporary feel and leaves room for a small eating area close to the back door. Given the proportions of the kitchen and its length, which extends across the width of the cottage, there is plenty of scope to redesign this space in several different layouts should the new owner choose to renovate this room.

The principal bedroom and bathroom can be accessed from the white-painted wooden staircase and small landing. The bedroom has a view of the neighbouring cottages and full-height ceilings. This room also benefits from a very generous and delightfully shaped ante-room or third bedroom. With a charming coombed ceiling and two windows, this lovely space could serve as a dressing area, office, nursery or playroom. Equally with a redesign of the staircase, it could be reconfigured to have its own entrance from the stairs. The bathroom has been lined with speckled splash areas and features a white bath, WC and wash hand basin, as well as a separate walk-in shower enclosure. The bathroom is a very generous area and offers many layout choices if renovations are considered.

Access to the rear of the property is via a small vestibule off the kitchen. Spey Cottage is a lovely property that, with a little modernisation and renovation, offers a comfortable and attractive traditional home.

ABOUT FOCHABERS

Located on River Spey and on the main Moray coastal route, Fochabers lies 10 miles east of the beautiful cathedral town of Elgin. Founded in 1776, Fochabers was built by the 4th Duke of Gordon. With its wide streets, a central square, and road fronting cottages, the village is typical of the type of planned spaces created by wealthy landowners for their tenants in the 18th and 19th Centuries. The village has important historical and architectural significance and is one of the best examples of a planned Highland Village in Scotland. With its period buildings and traditional craftsmanship, Fochabers is a conservation area of some note.

Having a population of just 1700, the village is quiet, but given its proximity to Speyside, it has many world-class cultural and historical sights, and sporting activities. Directly off the A96 main Inverness to Aberdeen link road, Fochabers is roughly halfway between the two with about an hour's drive to each. There are also regular buses that go to both. The administrative centre of Moray, Elgin, can be reached in about 16 minutes by car.

Fochabers has one secondary school, Milnes High School, and a number of primary schools. Gordonstoun is about 25 minutes drive away. There is a medical centre, a dentist, and a library. There are several places of worship and supermarkets nearby. The area is one of the most popular in the UK for outdoor pursuits, whisky, golf and fishing, and attracts visitors from around the world.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and oil.

Council Tax Band: B

EPC Rating: E (41)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.



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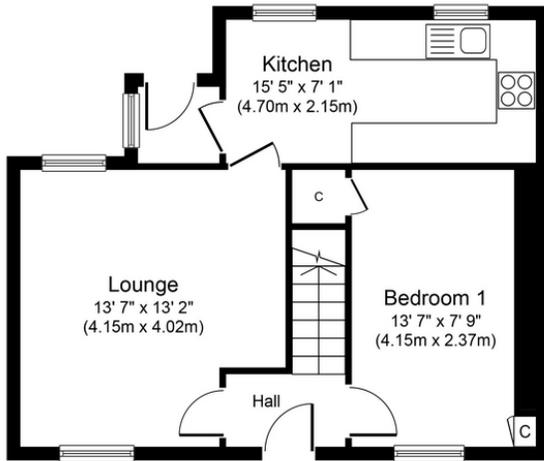


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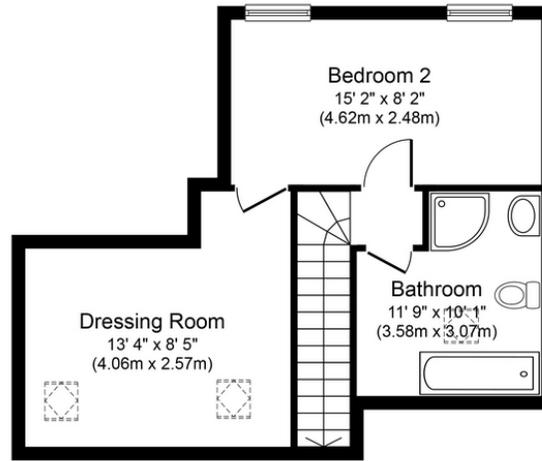
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 82 m²





Ground Floor
Approximate Floor Area
479 sq.ft.
(44.5 sq.m.)

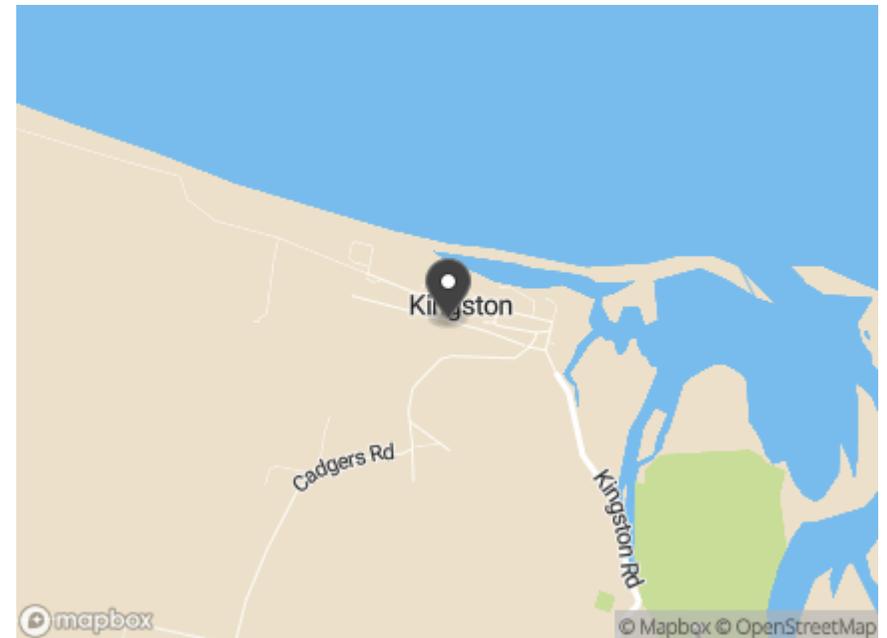


First Floor
Approximate Floor Area
402 sq.ft.
(37.4 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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