

1 Byres Cottages,

Fochabers,

IV32 7PH



Offers Over £155,000

Located in a semi-rural position benefiting from countryside views is this 2/3 Bedroom Extended Semi-Detached Bungalow. The property is just a short driveway away from the village of Fochabers which offers a variety of local amenities.

Features

Semi-Rural Position with Countryside Views

Spacious Garden

Own Driveway

Double Glazing

LPG Gas Central Heating



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Located in a semi-rural position benefiting from countryside views is this 2/3 Bedroom Extended Semi-Detached Bungalow. The property is just a short driveway away from the village of Fochabers which offers a variety of local amenities.

Accommodation comprises a Hallway, Lounge with wood burning stove, Kitchen / Breakfast Room, a Study / possible 3rd Bedroom, Utility Room, Rear Entrance Vestibule, 2 Double Bedrooms and a Shower Room. The property benefits further from a spacious Garden with a stone store and sheds/workshop.

EPC Rating - E

Entrance to the Property is via front entrance door with a single glazed panel window leading to:

Hallway

Pendant light fitting
Mains smoke alarm
Double radiator
Fitted carpet

Doors lead to the Kitchen / Breakfast Room, Bedrooms 1, 2 and the Shower Room

Lounge – 13'5" (4.08) plus door recess max reducing to 11'7" (3.52) x 15' (4.57)

This room is positioned off the Kitchen / Breakfast Room
Pendant light fittings and heat detector
2 double glazed windows to the front offering countryside views
Double radiator
Fireplace with a wood burning stove
Recessed shelf and cupboard space
Fitted carpet

Doors lead to the Utility Room and Side Entrance Vestibule

Kitchen / Breakfast Room – 11'9" (3.57) x 11'7" (3.52) plus door recess

Ceiling light fitting and mains smoke alarm
Double glazed window to the front offering countryside views
Wall mounted cupboards and fitted base units
Single sink with drainer unit and mixer tap
Integrated electric hob, extractor hood and oven
Further integrated appliances include a fridge and dishwasher
Space to accommodate breakfast table
Vinyl flooring

Doors lead from this room to the Lounge and Office / possible 3rd Bedroom

Office / possible 3rd Bedroom – 9'6" (2.89) x 6'7" (1.99)

Positioned off the Kitchen / Breakfast Room
Strip light ceiling fitting
Double glazed window to the rear
Fitted base unit

Office / possible 3rd Bedroom – 9'6" (2.89) x 6'7" (1.99)

Positioned off the Kitchen / Breakfast Room

Strip light ceiling fitting

Double glazed window to the rear

Fitted base unit

Fitted carpet

Utility Room – 8'7" (2.61) x 5'6" (1.67)

Positioned off the Lounge this room comprises a ceiling light fitting

Double glazed window to the rear

Worcester gas boiler

Fitted base unit with single sink

Space to accommodate a fridge/freezer, an under counter fridge or freezer and a washing machine

Tiled flooring

Rear Entrance Vestibule

Accessed from the Lounge, this provides access out to the driveway and gardens

Ceiling light fitting

Cupboard with shelf space within and a double glazed window

Side entrance door leads to the driveway and gardens

Bedroom One – 9'5" (2.86) x 9'5" (2.86)

Ceiling light fitting

Double glazed window to the front

Single radiator

Fitted carpet

Bedroom Two – 10' (3.05) max x 8'9" (2.66) max and plus window recess

Pendant light fitting

Double glazed window to the rear

Single radiator

Fitted carpet

Shower Room – 5'11" (1.80) x 5'1" (1.54)

Pendant light fitting

Loft access hatch

Double glazed frosted window to the rear

Single radiator

Vanity unit with recessed wash basin and waterfall design mixer tap

Shower cubicle enclosure with wet wall finish within and electric Mira shower

Press flush W.C

Part wet wall finish to the walls

Vinyl flooring

Driveway

A gravelled driveway providing parking for 3-4 vehicles

Gardens

Generous sized gardens which to both to the side and rear of the property

The side garden is mostly laid to lawn and continues with a further generous sized rear garden with green house

A stone store shed is to the rear with an attached shed, there are further store sheds to the rear of the garden along with a workshop.

Note 1

All fitted blinds, floor coverings and light fittings are to remain.







Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

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Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.