

Fairisle, Nether Dallachy
Robertson Way
Morayshire
IV32 7PZ



Offers Over £290,000

A superb 4 Bedroom Detached Bungalow benefiting from a spacious driveway.

The property is located in the hamlet of Nether Dallachy which is situated just a short drive away from the village of Fochabers, offering an excellent range of local amenities which include Milnes Primary and Secondary Schools, coffee shops, pubs, convenience stores / post office, doctors' surgery, garden centre and the Gordon Castle Estate.

Features

4 Bedroom Detached Bungalow

En-Suite to Bedroom One

Spacious Driveway

Front and Rear Gardens

Double Glazing & OCH



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Accommodation comprises a Vestibule, Hallway, Lounge, Kitchen / Diner, Utility Room, Master Bedroom with En-Suite Shower Room & Walk-in Wardrobe, 3 further Bedrooms & a Bathroom

Entrance to the property is via a front entrance with a double glazed panel window which leads in to the Vestibule.

Vestibule

Coved ceiling with pendant light fitting
Built-in wardrobe offering space for coats & shoes
Wood styled flooring

Hallway

Coved ceiling with 2 pendant light fittings
Loft access hatch
Single radiator
Built-in airing cupboard houses the hot water tank system
Wood styled flooring

Lounge: 17'6" x 13'6" (5.33 x 4.11)

Coved ceiling with a ceiling light fitting
3 double glazed windows to the front aspect
A grey coloured contemporary styled tall radiator
Wood burning stove set on a thick slate hearth and with feature panelling behind
Fitted carpet

L-Shaped Kitchen / Dining & Family Room: 22'2" (6.75) max 16'6" (5.03) max

A spacious room comprising a coved ceiling with recessed ceiling lighting to the Kitchen Area
2 double glazed windows to the rear aspect
Wall mounted cupboards with under unit lighting
Fitted base units with roll top work surfaces & a 1 ½ style sink with drainer unit & a mixer hot water tap with overhead lighting to the sink area
Integrated electric induction hob & an overhead extractor hood
Integrated microwave, electric oven, dishwasher (newly replaced in Jan 2025), fridge & freezer (newly replaced in May 2024)
Part of the work surface forms a breakfast bar seating area

The room continues with a Dining / Family Area

Ceiling light fitting
Single & double radiators for the room
Double glazed double doors lead out on to a decked seating area
Wood flooring which continues through into the Utility Room

Utility Room: 10' x 5'4" (3.05 x 1.62)
Coved ceiling with a pendant light fitting
Double glazed window to the front aspect
Single radiator
Fitted base unit with roll top work surface & a single sink with drainer unit & mixer tap
Space to accommodate a washing machine & a tumble dryer
Wood flooring

An internal door gives access into the Integral Garage.

Bedroom One with En-Suite & Walk-in Wardrobe: 11'9" plus door recess & wardrobe space x 11'6" (3.57 x 3.50)
Coved ceiling with a pendant light fitting
2 double glazed windows to the rear aspect
Single radiator
High level single power point & aerial connection to accommodate a flat screen TV
Fitted carpet

Walk-in Wardrobe: 5'7" x 5'10" (1.70 x 1.77)
Pendant Light fitting
Fitted shelf, hanging & drawer space
Fitted carpet

En-Suite Shower Room: 5'7" max x 7'10" maximum into cubicle recess (1.70 x 2.38)
Recessed ceiling lighting
Double glazed frosted window to the rear aspect
Heated chrome style towel rail
A 3-piece suite comprising a shower cubicle with tiled walls within and mains shower
Fitted vanity unit with a recessed wash basin and a press flush W.C with a concealed cistern
Half height tiled walls and tiled flooring

Bedroom 2: 13'7" plus door recess & wardrobe space x 9'7" maximum (4.13 x 2.91)
Coved ceiling with a pendant light fitting
2 double glazed windows to the front aspect
Single radiator
Built-in double wardrobe with sliding mirrored doors
Fitted carpet

Bedroom 3: 10'6" x 10'1" plus door recess & wardrobe space (3.20 x 3.07)
Coved ceiling with a pendant light fitting
Double glazed window to the side aspect
Single radiator
Built-in double wardrobe
Fitted carpet

Bedroom 4: 8'7" plus wardrobe space x 8'7" (2.61 x 2.61)
Coved ceiling with a pendant light fitting
Double glazed window to the side aspect
Single radiator
Built-in double wardrobe with sliding mirrored doors
Fitted carpet

Bathroom: 7'5" maximum and plus recess's x 8'8" maximum (2.25 x 2.64)
Recessed ceiling lighting
Double glazed frosted window to the rear aspect
Double radiator
A 4-piece suite comprising a double ended bath fitted with mixer & part tiled walls
A circular wash basin with mixer tap
Press flush WC
Separate shower cubicle with mains shower & tiled walls within
Wood styled flooring

Outside Accommodation

Rear Garden

The property features garden areas to both the rear and side
The rear garden is paved and features artificial grassed area
To the rear there is a timber shed with wood store
In addition to this there is a timber built shed which is used as a gym space. This measures internally 12'5" (3.78) x 9'4" (2.84), and is plasterboard lined internally, fitted with lighting, flooring and has a double glazed uPVC window to the front and a single-entry door with single glazed windows.

The garden continues with a further area which is laid to lawn and provides plenty of space to accommodate a trampoline and children's swing set.

Front Garden

A spacious front garden which is mostly laid to lawn

Driveway

Gravelled Driveway offering parking for several vehicles

Integral Garage – 19'5" (5.92) max x 12'4" (3.76) max widening to 13'4" (4.06) max

Strip lighting

Up & over door to the front

Door to the rear leading out to the Garden

Oil fired boiler to the rear

Double glazed window to the side & rear aspect

Loft access hatch with ladder which leads to the floored loft space

A door leads into the Utility Room

Internal cold-water tap

Note 1

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

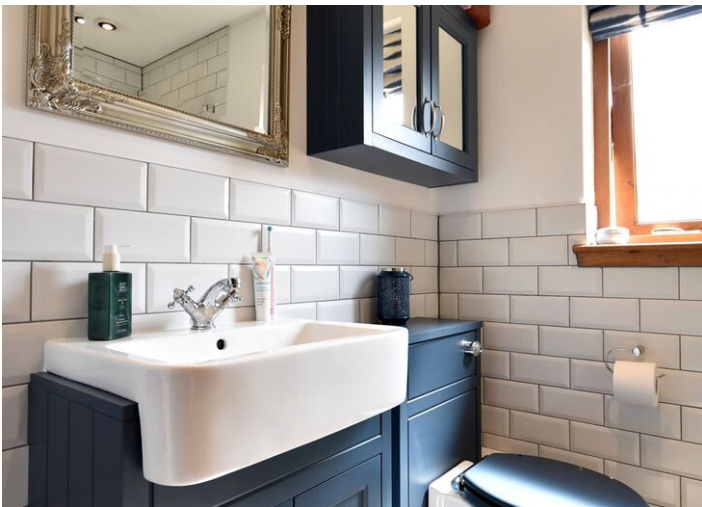
Energy Performance Rate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Council Tax Band

Currently E











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

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

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.