



ORCADIA BEAUFIGHTER ROAD

SPEY BAY, IV32 7QX

£290,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome this renovated and extended bungalow to the market. Nestled in the charming area of Nether Dallachy, Spey Bay, this delightful detached bungalow on Beaufighter Road offers a perfect blend of comfort and modern living. Built in 2002, the property provides ample space for both relaxation and entertaining.

Upon entering, you are welcomed by two inviting reception rooms, with the dining benefiting from a cosy log burning stove, ideal for hosting guests or enjoying quiet evenings with family. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The four well-proportioned bedrooms offer a peaceful retreat, each with the potential to be personalised to suit your individual style.

The bungalow features a well-appointed bathroom, catering to the needs of a modern household. The property is surrounded by a tranquil setting, making it an ideal choice for those seeking a serene

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PROPERTY

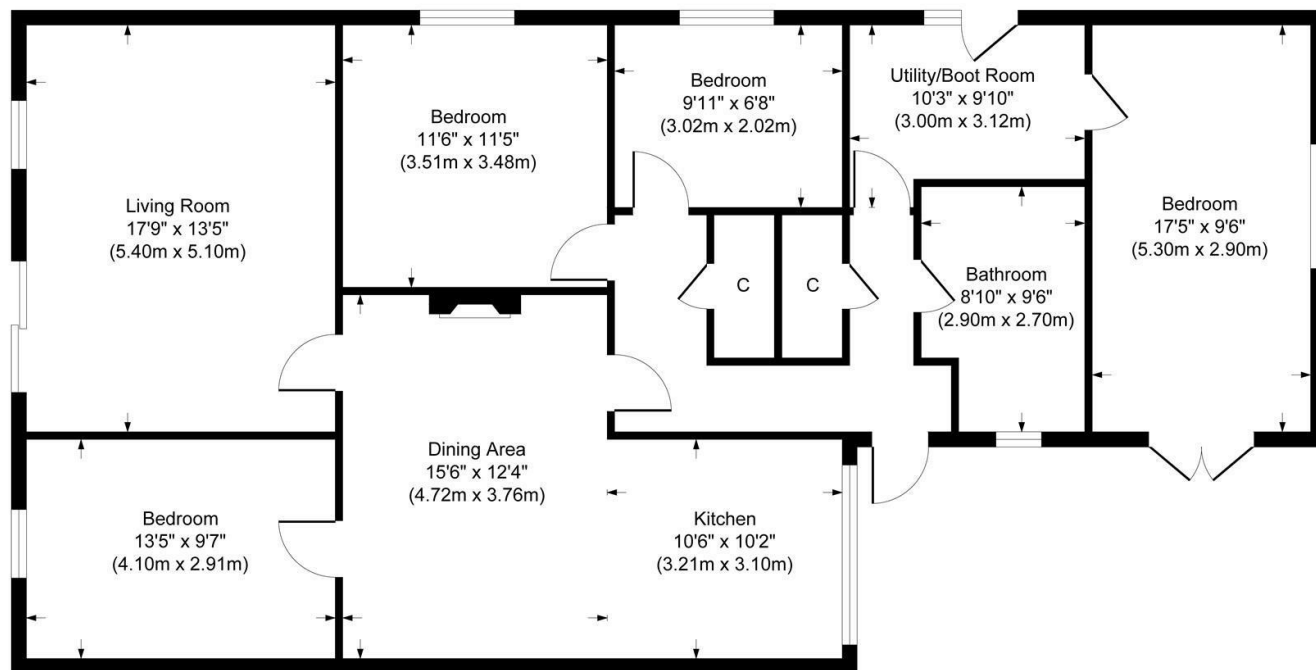
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- Solar installed in 2021
- Air source heating installed in 2021
- Loft installation added in 2021
- New windows and doors throughout
- Septic tank emptied and new soakaway replaced in 2024
- Brand new Howdens kitchen fitted in November 2024 with integrated dishwasher, double oven/grill and induction hob
- Brand new internal doors and skirtings fitted in 2024.
- Brand new bathroom fitted in 2024.





**Approximate Gross Internal Area
1345 sq ft - 125 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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