



5 BEAUFIGHTER ROAD

NETHER DALLACHY, SPEY BAY, IV32 7QX

£365,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this impressive detached bungalow, beautifully positioned on the sought-after hamlet of Nether Dallachy, near the stunning coastline of Spey Bay.

The thoughtfully designed living space of this property perfectly combines modern comfort with timeless quality. The fabulous kitchen, dining, living area, fitted with quality integrated appliances and finished with granite worktops, creates a stylish and practical space for everyday living and entertaining. The warm and relaxing sun room provides the perfect spot to unwind while enjoying views over the garden, filling the space with natural light throughout the day, while the separate, spacious living room offers an inviting area for entertaining guests or enjoying quality time with family.

The three well-appointed bedrooms are equipped with fitted wardrobes with the master bedroom also benefitting from a convenient en-suite shower room, while the family bathroom, complete with a luxurious spa bath and a separate shower, caters to the remaining bedrooms.

The property continues to impress with oak doors throughout and hardwood flooring in the main living areas, enhancing the sense of warmth and craftsmanship that flows through the home. Additional features include a utility room, ample storage throughout, an integral garage with electric door, a new heating system, and solar panels, offering both efficiency and sustainability.

Situated within a tranquil setting, this property benefits from the best of both worlds — peaceful surroundings and easy access to Fochabers and its excellent local amenities. The area also offers an abundance of outdoor activities, from

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PROPERTY

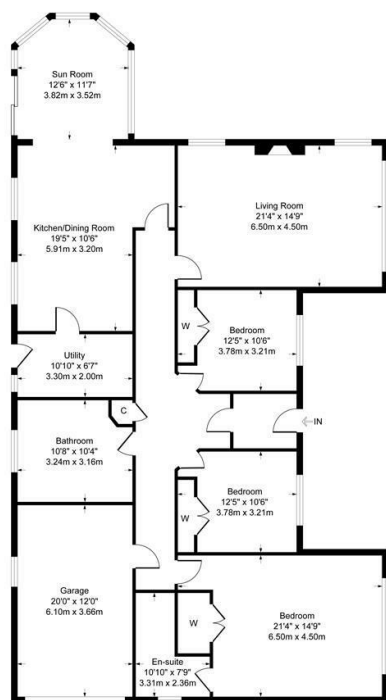
5 BEAUFIGHTER ROAD

- Impressive detached bungalow offering a beautifully presented living space
- Situated in Nether Dallachy, close to the stunning coastline of Spey Bay
- Fabulous kitchen and dining area with quality integrated appliances and granite worktops
- Oak doors throughout and hardwood flooring in main living areas, adding warmth and character
- Beautiful sun room, perfect for relaxing and enjoying views over the garden
- Spacious and versatile layout ideal for family living and entertaining
- Integral garage with electric door and ample driveway parking
- New heating system and solar panels providing enhanced efficiency and sustainability
- Peaceful semi-rural location with excellent access to Fochabers and local amenities
- An exceptional home combining modern comfort, high-quality finishes, and tranquil surroundings

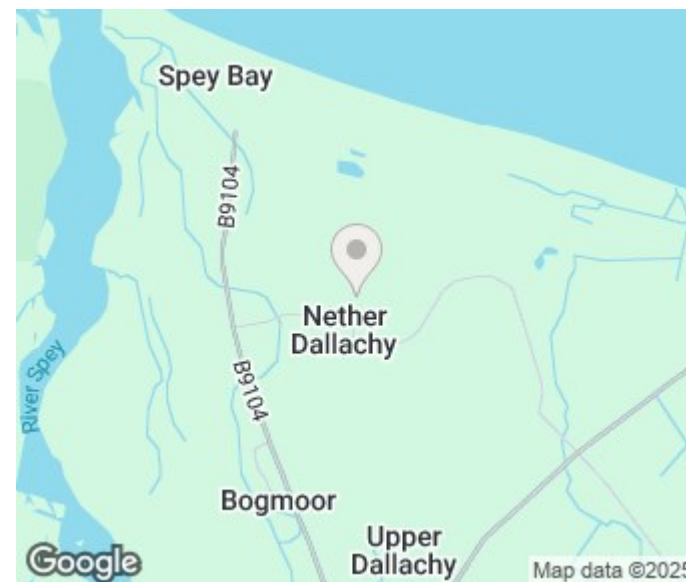




**Approximate Gross Internal Area
2083 sq ft - 193 sq m**



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	87	87
(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: B Council Tax Band: E

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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