

# STEWART & WATSON

your **complete** property & legal service

**27 INSTITUTION ROAD**  
*FOCHABERS, IV32 7DZ*



### *Development Opportunity*

- Popular residential area in Speyside Village
- Close to shops and schools
- Extensive works required
- The property is subject to a closing order
- Enclosed garden to the rear.

***Offers Around £75,000***

***Home Report Valuation N/A***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

## **TYPE OF PROPERTY**

We offer for sale this detached property, which is situated within a residential area of the popular Speyside village of Fochabers. The property/development is conveniently placed for the local shops, supermarkets and schools.

This former cottage is currently subject to a Closing Order imposed by The Moray Council under reference - 20/00005/CLOSE.

The property is sold as seen and is a development opportunity. It will be the responsibility of any purchaser to ensure that terms of the Closing Order are adhered to, whether it be to demolish the current property or upgrade it to an acceptable standard (subject to obtaining the necessary consents required).

## **ACCOMMODATION**

### **Hallway**

Enter through glass panelled exterior door into the hallway, which allows access to the lounge, sittingroom, kitchen and bathroom. Wooden door allowing access to small porch.

### **Lounge** **3.90 m x 3.76 m**

Front facing window. Tiled fireplace and hearth. Door to kitchen.

### **Sittingroom** **4.05 m x 3.65 m**

Double aspect room with front and rear facing windows. Understair storage area. Access to bedroom 1.

### **Bedroom 1** **3.51 m x 2.82 m**

Double aspect room with front and rear facing windows.

### **Kitchen** **3.58 m x 2.83 m**

Rear facing window. Fitted base units. Door to the lounge.

### **Bathroom** **2.54 m x 1.67 m**

Rear facing window. Fitted with a white toilet, wash-hand basin and bath.

### **Staircase**

Staircase allows access from the entrance hallway to the first floor accommodation. Front facing roof skylight window on the stairway. Doors to bedroom 2 and the boxroom. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

### **Bedroom 2** **4.08 m x 2.87 m**

Rear facing roof skylight window.

### **Boxroom** **2.87 m x 2.21 m**

Rear facing roof skylight window. Door to bedroom 3.

### **Bedroom 3** **3.77 m x 2.87 m**

Rear facing roof skylight window.

## **OUTSIDE**

The property occupies a generous size site with an enclosed garden to the rear.





The extent of the property is marked in red in the plan above.



### **SERVICES**

Mains water, electric, gas and drainage should be available nearby.

### **ITEMS INCLUDED**

The property will be sold as seen.

### **EPC Banding**

EPC= N/A

### **Viewing**

STRICTLY by appointment only, which can be arranged by contacting our Buckie Office on 01542 833255 to arrange a suitable viewing appointment.

**Email** [buckie.property@stewartwatson.co.uk](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777  
59 High Street, Turriff AB53 4EL (01888) 563773  
65 High Street, Banff AB45 1AN (01261) 818883  
42/44 East Church Street, Buckie AB56 1AB (01542) 833255  
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443  
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314  
4 North Street, Mintlaw, AB42 5HH (01771) 622338  
25 Grant Street, Cullen, AB56 4RS (Mon-Fri 1.00pm-4pm) (01542) 840408  
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331