

CLUNY ESTATE AGENTS

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Spey Cottage, 17 West Street, Fochabers IV32 7DJ



This three bedroom semi-detached property with garden and garage is situated in an established residential area of Fochabers, within easy reach of local amenities, and would make an ideal family home.

**SEMI-DETACHED HOUSE
THREE DOUBLE BEDROOMS
FRONT AND REAR GARDENS
SINGLE GARAGE
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND D
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Offer
£230,000**

E1117

This semi-detached house is located in an established residential area in the Speyside town of Fochabers, within easy reach of local amenities.

The accommodation is in good order and comprises: Hallway, open plan living room/dining room with wood-burning stove, kitchen with door to the rear garden, a double bedroom with built-in wardrobe and a bathroom. To the first floor is a landing and two further double bedrooms with built-in storage, one with en suite shower room. The property benefits from double glazing and gas-fired central heating.

There are garden grounds to the front, side and rear of the property. A single garage and parking space can be accessed on foot from the rear garden and by vehicle from Spey Street.

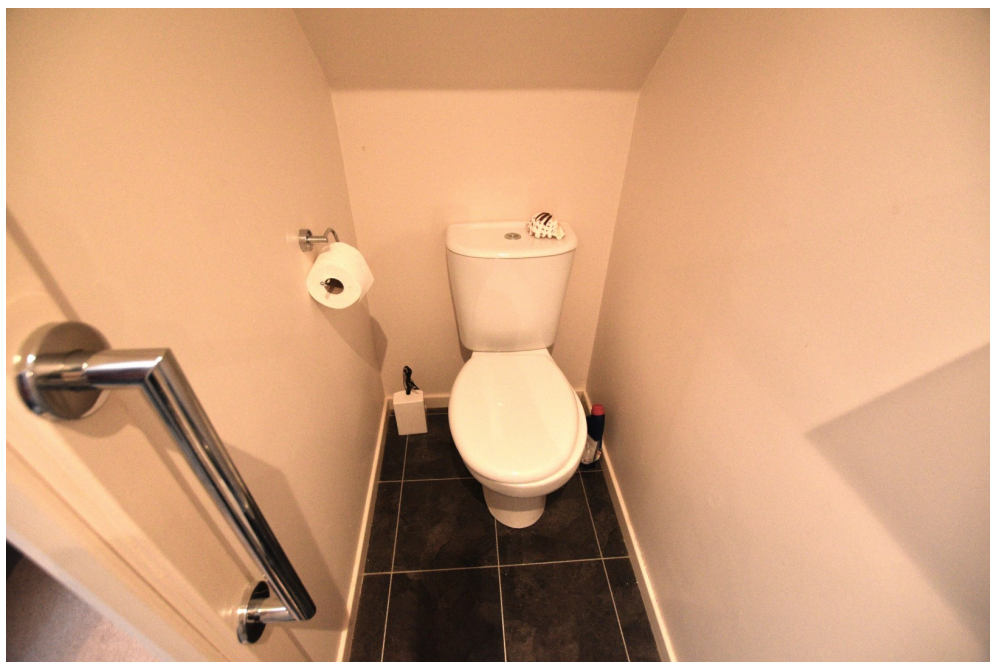
This would make an ideal family home and we highly recommend a viewing.

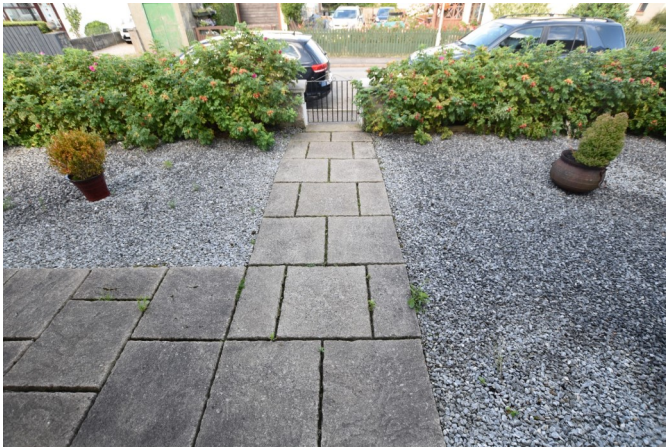






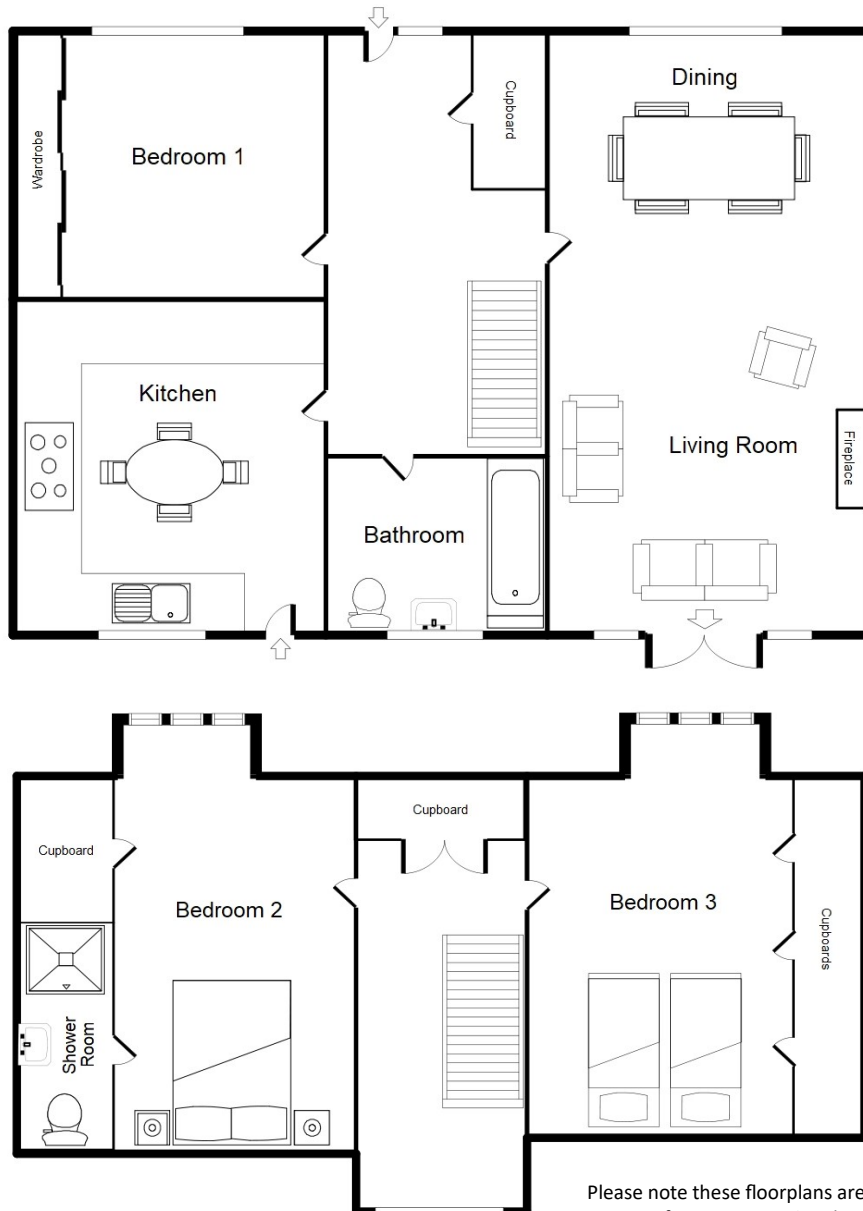






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 3.65m x 3.61m
- Bathroom 2.17m x 1.67m
- Bedroom 1 3.03m x 3.01m
- Lounge 7.28m x 3.68m
- Bedroom 2 5.22m x 2.86m
- En Suite 3.13m x 0.81m
- Bedroom 3 4.64m x 3.05m



Please note these floorplans are not to scale and are for representational purposes only

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.