



60 High Street, Fochabers, IV32 7DU

Price Guide £90,000



Entrance Hallway

15'5" x 3'3" (4.7 x 1)

Separate entrance off the High street with cloak storage recess. Ceiling light fitting, radiator and carpet. Staircase to the :-

1st floor landing

2'11" x 17'2" (0.9 x 5.25)

First floor landing with front facing window. Ceiling light, radiator and carpet. Doors off to Lounge, Bathroom and double Bedroom. Also door concealing staircase to attic floor.

Lounge

14'11" x 18'0" (4.55 x 5.5)

Generous Lounge with front facing window. 2 ceiling light fittings, 2 radiators and carpet. Door to :-

Kitchen

7'10" x 11'5" (2.4 x 3.5)

Fitted kitchen with rear facing windows. Range of fitted units with worktops and upstands along with sink and drainer plus integral oven, hob and extractor hood. Ceiling light, radiator and laminate tile floor.

Bathroom

5'2" x 11'3" (1.6 x 3.45)

Rear facing window. Bath, wc and vanity wash hand basin. Wet wall panelling and mains shower. Ceiling light, radiator and laminate flooring.

Double Bedroom

10'7" x 15'1" (3.25 x 4.6)

Double bedroom with front facing window. Shelved Press and recess with cupboard. Ceiling light, radiator and carpet.

Attic Floor

Staircase behind door leads up to the attic floor with combination boiler and separate room with skylight.





Fixtures and Fittings

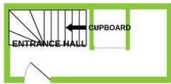
The property is being sold as seen with floor coverings, light fittings

Home Report

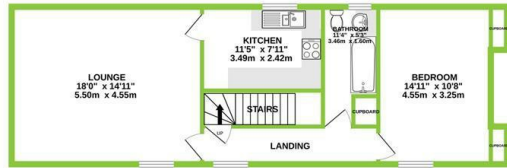
The Home Report Valuation as at December, 2023 is £90,000, Council Tax Band A and EPI rating is D.



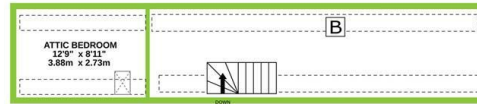
GROUND FLOOR
108 sq. ft. (10.0 sq. m.) approx.



FIRST FLOOR
669 sq. ft. (62.0 sq. m.) approx.



ATTIC FLOOR
402 sq. ft. (37.3 sq. m.) approx.



TOTAL FLOOR AREA : 1199 sq. ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	61	72
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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