



60 High Street, Fochabers, IV32 7DU

Price Guide £90,000



One Bedroom flat with own entrance and attic floor which offers great scope for conversion to use as another bedroom. The accommodation comprises Entrance hallway off the High Street and staircase to the upper floor. Hallway, huge Lounge with kitchen off, double bedroom and bathroom.

Staircase to attic floor with combi boiler and another room.

Highly convenient situation within the popular town of Fochabers

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

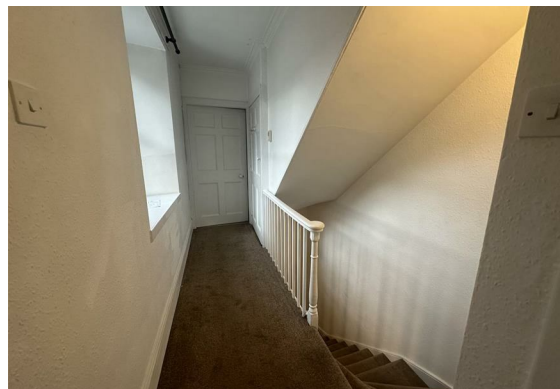
14'11" x 18'0" (4.55 x 5.5)

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

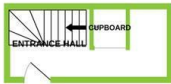
The property is being sold as seen with floor coverings, light fittings

Home Report

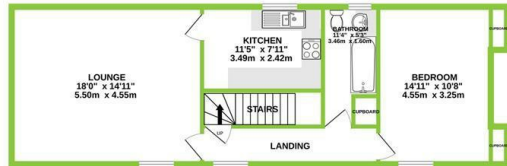
The Home Report Valuation as at December, 2023 is £90,000, Council Tax Band A and EPI rating is D.



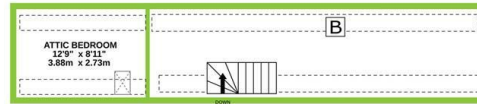
GROUND FLOOR
108 sq. ft. (10.0 sq. m.) approx.



FIRST FLOOR
699 sq. ft. (64.6 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.
Made with Metropix ©2023



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.