



**Glengarry 21 Spey Crescent, Fochabers, IV32 7QN**  
**Offers Over £330,000**

 4  2  2  D

**abs+**  
estateagents



# Glengarry 21 Spey Crescent Fochabers, IV32 7QN

CLOSING DATE HAS BEEN SET FOR FRIDAY 5TH JULY 2024 AT 12 NOON

Nestled in the sought-after Milnecroft Estate of private homes in the charming town of Fochabers, this detached family home on Spey Ave is a true gem. Built in the early 2000s, this property boasts a spacious 1,743 sq ft of living space spread across two storeys, offering ample room for comfortable living.

As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms and three bathrooms, there is plenty of space for the whole family to enjoy.

One of the standout features of this property is the tucked-away location within the estate, providing a sense of privacy and tranquillity. Additionally, the parking for up to 6 vehicles ensures that you and your guests will never have to worry about finding a spot.

Whether you're looking to host gatherings, work from home in peace, or simply unwind in a serene environment, this property offers it all. Don't miss out on the opportunity to make this highly popular town your new home - book a viewing today and experience the charm of Spey Ave for yourself.

Offers Over £330,000



obs  
estateagents

#### Entrance Vestibule

With double cloak cupboard, downlight, solid wood flooring and radiator. Glazed door to the hallway.

#### Hallway

Generous hallway with two pendant lights, Under stair cupboard. Glazed doors to the lounge and dining room. Doors also to the WC, Utility and Kitchen.

#### Guest WC

Ceiling light, central heating radiator, Xpelair and laminate wood flooring.

#### Dining Room

Lovely generous Dining Room with triple front facing window. Two ceiling lights, radiator and quality carpet.

#### Lounge

Fabulous "double sized Lounge" with triple aspect windows and patio doors opening onto the landscaped rear garden. Recessed ceiling downlighters and coving, two central heating radiators and quality carpet.

#### Dining Kitchen

Beautifully presented dining kitchen with triple rear facing window and a further window to the side.

Full range of floor and wall mounted units with coordinating work surfaces. 1 ½ bowl sink with mixer tap and drainer. Integrated Hotpoint hob, oven and grill. Two spotlight bars. Room for dining table and chairs. Vinyl flooring. Central heating radiator.

#### Utility Room

Excellent utility room with units and work surfaces to match the kitchen. Sink with drainer. Wall mounted Vaillant central heating boiler. Window to rear. Space and plumbing for appliances. Vinyl flooring. Glazed door to rear garden and also lockable fire door to the garage. Spotlight bar and Xpelair.

#### Upper Floor

Feature staircase with long window flooding the area with natural light. Hatch with pull down ladder to spacious loft. Airing cupboard housing the Megaflow hot water tank.

#### Master Bedroom

Stylish double master bedroom with front facing triple window with central heating radiator fitted below. Ceiling light, carpet to floor and door to the ensuite shower room and dressing room





**En Suite Shower Room**

Fully tiled ensuite shower room fitted with wash hand basin and wc. Spacious shower enclosure with mains shower. Double front facing opaque window with wooden Venetian blind. Recessed spotlights, tiled flooring and chrome towel rail radiator.

**Dressing Room**

Excellent dressing room affording generous storage - with light and power, fitted shelving and hanging rails.

**Bedroom 2**

Generous, well appointed double aspect bedroom with windows overlooking the garden. Double fitted wardrobe fronted by sliding mirror doors. Ceiling light, central heating radiator and carpet to floor.

**Shower Room**

Recently replaced shower room fitted with suite comprising double shower enclosure,wc and vanity unit with wash hand basin. High-level opaque window. Fully tiled. Ceiling light, tiled flooring and chrome towel rail radiator.

**Bedroom 3**

Double bedroom with rear facing double window overlooking the rear garden. Central heating radiator fitted below. Ceiling light, carpet, floor and double fitted wardrobe fronted by sliding mirror doors.

**Bedroom 4 or Study**

Useful study or bedroom with double window, central heating radiator fitted below. Ceiling light, carpet to floor.

**Garden**

Lock block driveway with mature shrub borders. Access down both sides of the house to the rear. The rear garden is a lovely South facing garden which is private and secluded. Fully enclosed, professionally landscaped and attractively presented with a mix of lawn, patio lock block and well-stocked mature shrub beds. Garage and 2 timber sheds, one with light and power. 2 power sockets, water tap with hose and reel.

**Garage**

Integral garage with electric door and fitted with light and power.

**Fixtures and Fittings**

The fitted floor coverings, some curtains, all blinds and light fittings will be included in the sale price along with the integral kitchen appliances.

**Home Report**

The Home Report Valuation as at April 2024 is £330,000, Council Tax Band E and EPI rating is D





