



7 Spey Crescent, Fochabers, IV32 7QN
Offers Over £285,000



Superb detached family property in a quiet situation within this superior, sought-after private residential development on the village's south side, close to Milne's High School.

With gas-fired central heating and sealed unit double glazing, the accommodation is over two floors and comprises: an Entrance Vestibule and Hallway, Guest WC, Lounge, generous Dining Room, Conservatory, Kitchen/Diner, and Utility Room with access to the garage. On the upper floor, there is a Master Bedroom with an Ensuite Shower Room, two further double Bedrooms and a Family Bathroom.

Externally to the front of the property, there is a driveway with parking for two cars leading to the garage and to the rear is a south-facing garden with views over woodland.

Entrance Vestibule

Entered through a solid wood door with spy hole and glazed panel to side affording good natural light. Fuse box cupboard. Glass panel door to Hallway.

Hallway

Staircase to the upper floor. Doors to the Lounge, Guest WC and Kitchen/Diner. Spacious under stair shelved storage area. Pendant light, radiator and smoke detector.

Lounge

Spacious, well-presented Lounge with window fitted with curtains and blinds. Feature double glass panel doors to the Dining Room. Electric living flame wall heater. Radiator, two triple light fittings and smoke detector.

Dining Room

Archway to Kitchen/Diner. French door to Conservatory fitted with curtains. Radiator and triple light fitting.

Conservatory

Windows on three sides afford plenty of natural light. Two wall lights and a radiator. Doors to rear garden.

Kitchen Diner

An attractively fitted kitchen with a full range of floor and wall-mounted units with work surfaces complemented by decorative splashback tiling. One-and-a-half bowl sink with a waste disposal unit, mixer tap and drainer situated below the triple window which overlooks the rear garden. Larder cupboard. Built-in oven, fridge, microwave, hob and dishwasher. Radiator, strip light and heat detector. Door to Utility Room.

Utility Room

Utility Room with fitted units and work surface incorporating stainless steel sink. Space and plumbing for washing machine. Space for tumble dryer. Window with roller blind. Gas central heating boiler. Ceiling light and radiator. Door to the rear garden. Door to Garage,





Guest WC

Guest WC with suite in white. Opaque window to front.

Upper Floor

A carpeted staircase leads to the upper landing. Hatch to loft space, ceiling light, sun pipe and radiator. Overstair cupboard. Doors to all Bedrooms and Family Bathroom.

Bathroom

Bathroom with tiling to half height and suite in white comprising bath, WC with concealed cistern, wash hand basin and shower cubicle with chrome shower. Opaque window to the front of the property with blinds. Radiator, extractor, wall mirror and ceiling light.



Bedroom 2

Double Bedroom with window to the front of the property fitted with curtains and blinds. Double fitted wardrobe fronted by sliding mirror doors. Radiator and pendant light.

Master Bedroom

Spacious Master Bedroom with triple window to the rear of the property fitted with curtains. Triple fitted wardrobe fronted by sliding mirror doors. Pendant light and radiator. Door to Ensuite Shower Room.

Ensuite Shower Room

Fitted with a three-piece white suite comprising a corner shower cubicle fitted with mains shower, WC and wash hand basin set in vanity unit. Opaque window to the side. Medicine cabinet, towel rail radiator and light fitting. Wet wall in the shower area and to dado height on remaining walls.



Bedroom 3

Double Bedroom with window to the rear fitted with curtains. Pendant light and radiator.

Garage

Single garage with electric up and over door, power and light.

Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integrated dishwasher, oven, microwave and hob.

Home Report

The Home Report Valuation as of November 2024 is £285,000, Council Tax Band E and the EPI rating is D.

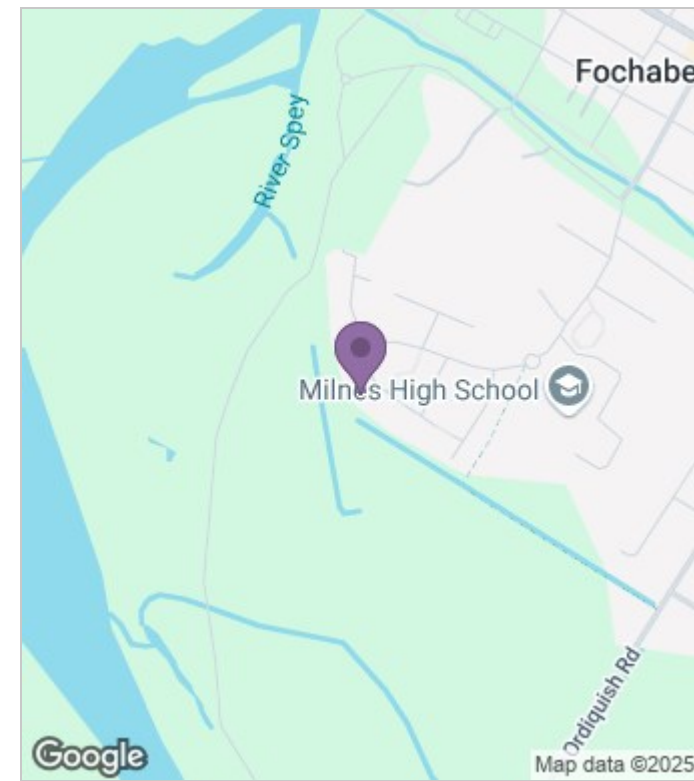
Outside


To the front of the property is a lock block driveway leading to the garage. Area of lawn with trees and shrubs. To the rear there is a mixture of patios, lawns, and flower beds with mature shrubs. Wooden shed.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(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.

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