



Rose Villa 24 Spey Street, Fochabers, IV32 7EH

Offers Over £240,000

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Welcome to Spey Street, Fochabers - a charming location that could be the perfect setting for your new home! This delightful detached bungalow, built between 1970-1979, offers a cosy retreat with 2 bedrooms, ideal for a small family or those looking to downsize.

Wiyou'll be greeted by 2 inviting reception rooms, providing ample space for relaxation and entertaining guests. The proper

One of the standout features of this property is its quiet tucked away situation yet, an easy walk to the high street and its amenities.

- with space for up to 3 vehicles, parking will never be a hassle for you or your visitors. Whether you have multiple cars or enjoy hosting gatherings, this convenience is sure to impress.

Located in a peaceful neighbourhood, this bungalow offers a tranquil escape from the hustle and bustle of everyday life. The surrounding area provides a sense of community and safety, making it an ideal place to call home.

Don't miss out on the opportunity to make this charming bungalow your own - book a viewing today and envision the possibilities that await you at Spey Street, Fochabers.

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Vestibule

4'9" x 3'3" (1.47 x 1)

Ceiling light, small radiator and attractive wood effect laminate flooring which extends throughout the hall. Low height meter cupboard. Glazed door to the :-

Hallway

4'9" x 13'1" 19'8" (1.45 x 4 06)

"L" shaped hall with full length shelved cupboard. 2 ceiling light fittings and radiator with cover. Hatch with pull down ladder to floored loft affording superb conversion potential (subject to obtaining planning consents).

Lounge

17'6" x 11'5" (5.34 x 3.49)

Nicely proportioned and comfortable Lounge with large picture window bringing in plenty natural light and fireplace with multi fuel stove and sleeper mantelpiece. Central ceiling light fitting, radiator and carpet.

Dining Kitchen

13'1" x 12'8" (3.99 x 3.88)

Modern and spacious Dining Kitchen with full range of fitted floor and wall mounted units in glossy granite grey and complimented by co-ordinating quartz light grey worksurfaces and splashback tiling. Integral electric hob, oven and extractor hood. Fridge/freezer plus washing machine and tumble dryer which match the kitchen too. Again, picture window bringing in wonderful natural light. Sink with mixer tap and drainer. 4 track ceiling light, radiator and vinyl flooring. Door to :-

Rear Lobby

3'9" x 4'9" (1.15 x 1.45)

Rear Lobby which accesses the Garden Room, the Garage and a great walk-in store - with window, light and power plus shelving

Garden Room

8'10" x 11'6" (2.70 x 3.51)

A great extra to Rose Villa is this lovely Garden Room with windows on three sides on low height walls. Door to the rear garden. Triple spotlight and wood effect flooring.





Bedroom 1 11'10" x 11'1" (3.63 x 3.4)
Full sized front facing double bedroom enjoying a view over the front garden. Double wardrobe. Ceiling light, radiator and carpet.

Bedroom 2 11'8" x 10'11" (3.57 x 3.35)
Full sized rear facing double bedroom enjoying a view over the rear garden. Double wardrobe. Ceiling light, radiator and carpet.

Shower Room 9'5" x 5'6" (2.89 x 1.7)
Shower Room with wc and vanity washhand basin. Large shower area to other end fitted with wet wall panelling and retractable half height shower panels. 2 grab rails. Opaque window. 4 recessed ceiling downlights, radiator and non slip vinyl flooring.

Garage 8'8" x 16'6" (2.65 x 5.05)
Integral Garage with up and over door, light and power plus window.

Front Garden
Well presented front garden bounded by a low stone wall and laid to lawn with central pathway to the front door and along the front of the house. Tarmac area at the Northern end affording ample parking. Further area on the Northern side laid to rockery with mature shrubs. Access up both sides of the house

Rear Garden
The rear garden is extremely private and sheltered by a high stone wall. It is also secure, for children and pets. Laid in a mix of mainly patio, gravel and with swathe of lawn. Greenhouse, wood store, oil tank and rotary clothes dryer.

Fixtures and Fittings
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the fridge/freezer and the cooker.

Home Report
The Home Report Valuation as at October 2024 is £240,000, Council Tax Band D and EPI rating is E

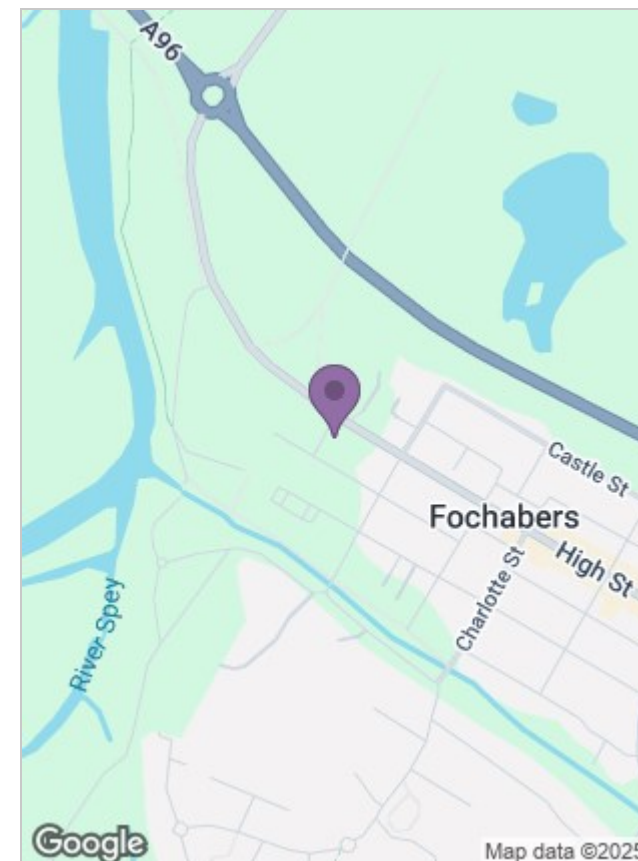






Floorplan

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		
(69-80) C		
(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
if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.