



**11 Woodside Place, Fochabers, IV32 7HE**  
**Offers Over £315,000**

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estateagents



Nestled in the charming cul-de-sac of Woodside Place, Fochabers, this splendid detached house offers a perfect blend of comfort and space for family living. With four generously sized bedrooms, this property is ideal for those seeking room to grow. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The house boasts three good-sized reception rooms, providing ample space for both relaxation and entertaining. Whether you prefer a cosy family gathering or hosting friends, these versatile areas can be tailored to suit your lifestyle. The bathroom, ensuite shower room and separate WC add convenience for busy mornings, making it easy for everyone to get ready without the usual rush.

Outside, the property features a good-sized garden, perfect for children to play or for gardening enthusiasts to cultivate their green thumbs. The garden offers a tranquil space to unwind, with the potential for outdoor dining or simply enjoying the fresh air.

Parking is a breeze with space for up to three vehicles, ensuring that you and your guests can easily come and go. The location in a quiet cul-de-sac enhances the appeal, providing a safe and serene environment for families.

This delightful home in Fochabers is not just a property; it is a place where memories can be made. Its spacious interiors and lovely outdoor space make it a wonderful opportunity for those looking to settle in a friendly community. Do not miss the chance to make this house your home.

#### **Porch**

5'8" x 3'6" (1.74m x 1.09m)

UPVC front door with opaque glass and side panel leads to the porch. Door to:-







### Hallway

Doors to Lounge, Family Room, Master Bedroom and Dining Room/Bedroom 5. Staircase to upper floor. Built-in cupboards. Smoke detector.

### Lounge

19'8" x 14'1" (6.00m x 4.30m)

Two picture windows span almost the whole width of the room, flooding it with plenty of natural light, both fitted with vertical blinds, curtains and radiators below. Electric fire set within stone fireplace which continues at either side to provide display shelving and a media area. Two wall lights.



### Family Room

13'5" x 12'11" (4.11m x 3.95m)

Used at present as a Family Room but would also make an ideal Dining Room. Window to the rear with vertical blinds and curtains. Radiator. Door to:-

### Kitchen Diner

12'11" x 12'9" (3.94m x 3.90m)

Fitted with a range of 'beech' base and wall-mounted units with ample worksurfaces. Integrated oven, hob, fridge, freezer and dishwasher. Sink and drainer beneath a window to the rear with Roman blinds. Space for dining table and chairs. Radiator. Door to:-



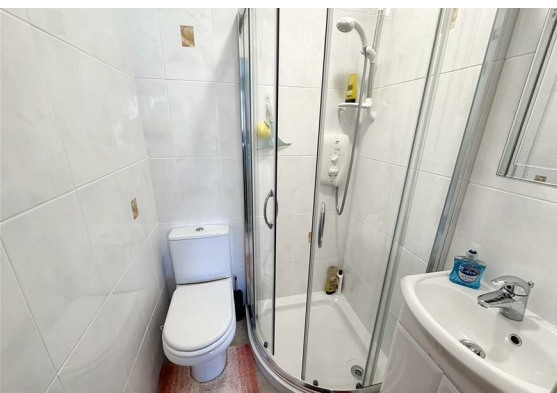
### Rear Hall

Doors to integral Garage, Utility Room and Guest WC. Door to rear garden. Fridge freezer.

### Utility Room

9'2" x 5'2" (2.81m x 1.59m)

Housing boiler, washing machine and tumble dryer. Stainless steel sink and drainer beneath window to the rear. Two ceiling mounted clothes airers.



### Guest WC

9'2" x 2'11" (2.80m x 0.91m)

Wash hand basin with vanity unit below and a WC. Wall mirrors and wall heater.



**Master Bedroom**

10'3" x 12'11" (3.14m x 3.95m)  
Double Bedroom with window to the rear fitted with vertical blinds and curtains. Radiator. Door to:-

**Ensuite Shower Room**

4'2" x 4'5" (1.29m x 1.35m)  
Fully tiled Ensuite with three piece white suite comprising WC, corner shower cubicle with electric shower and wash hand basin with vanity below. Wall mirror and extractor fan.

**Dining Room/Bedroom 5**

14'6" x 9'9" (4.42m x 2.99m)  
Currently used as a Dining Room but could also be a 5th Bedroom if required. Window to the front with vertical blinds. Recessed alcove with built-in cupboard. Radiator.

**Upper Landing**

Doors to the Bathroom and Bedrooms 2, 3 and 4. Smoke detector.

**Bedroom 4**

13'8" x 13'3" (4.17m x 4.06m)  
Double Bedroom with dormer window to the front, fitted with curtains. Two double built-in wardrobes. Radiator.

**Bedroom 3**

13'11" x 17'1" (4.25m x 5.22m)  
Well-proportioned Bedroom with dormer window to the front. Two double built-in wardrobes. Door to eaves storage. Radiator.

**Bathroom**

12'11" x 6'5" (3.94m x 1.97m)  
WC, wash hand basin, bath and walk-in shower enclosure with mains shower. Opaque window to the rear. Radiator.

**Bedroom 2**

18'2" x 13'6" (5.54m x 4.13m)  
Large double Bedroom with window to the side. Two double built-in wardrobes. Radiator.

**Garage**

9'1" x 17'8" (2.79m x 5.39m)  
Single garage with electric up and over door, power and light. Door to Rear Hall.







### Gardens

To the front of the property is a driveway with parking for two cars leading to the integral garage. There is also an area of lawn with shrub borders and a path leading to the front door, which continues around the side of the house. On the right-hand side of the property is another area of lawn and a wooden shed.

Fully enclosed low-maintenance garden to the rear which features a large paved patio, an area of decking adjacent to the back door, raised beds and a summer house.

### Fixtures and Fittings

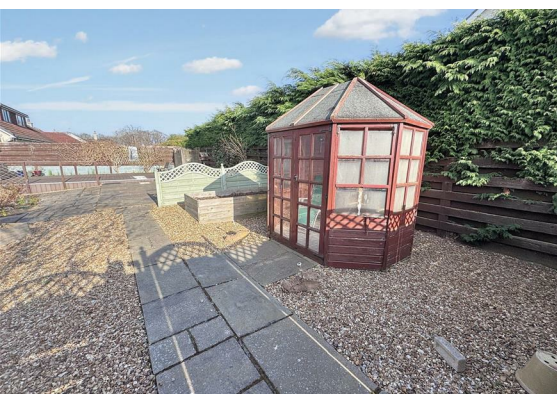
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the fridge/freezer, washing machine, tumble dryer, oven and hob. The lounge suite and dining table set may be available by separate negotiation.

### Home Report

The Home Report Valuation as of March 2025 is £315,000, Council Tax Band F and EPI rating is D.

### Services

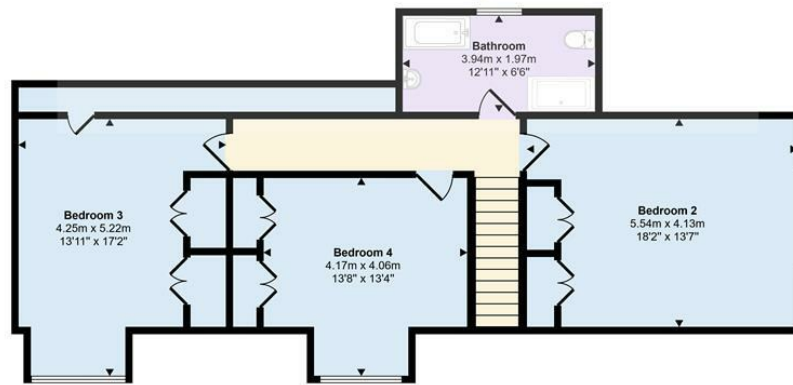
Mains electricity, water and drainage. Oil central heating.





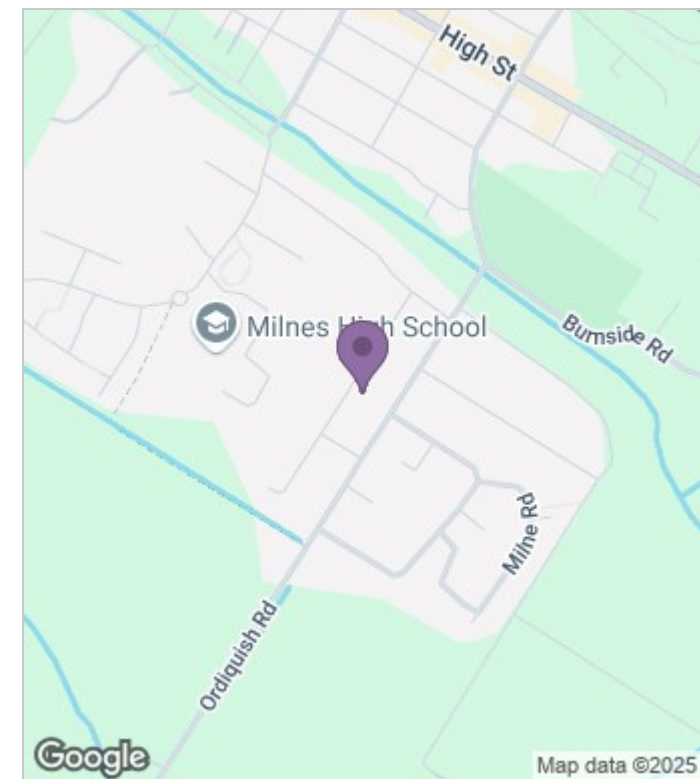


Ground Floor  
Approx 136 sq m / 1460 sq ft




First Floor  
Approx 84 sq m / 903 sq ft

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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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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