



Exceptional three-bedroom detached bungalow in Mosstodloch, Speyside, offering generous single-level living with extraordinary private gardens



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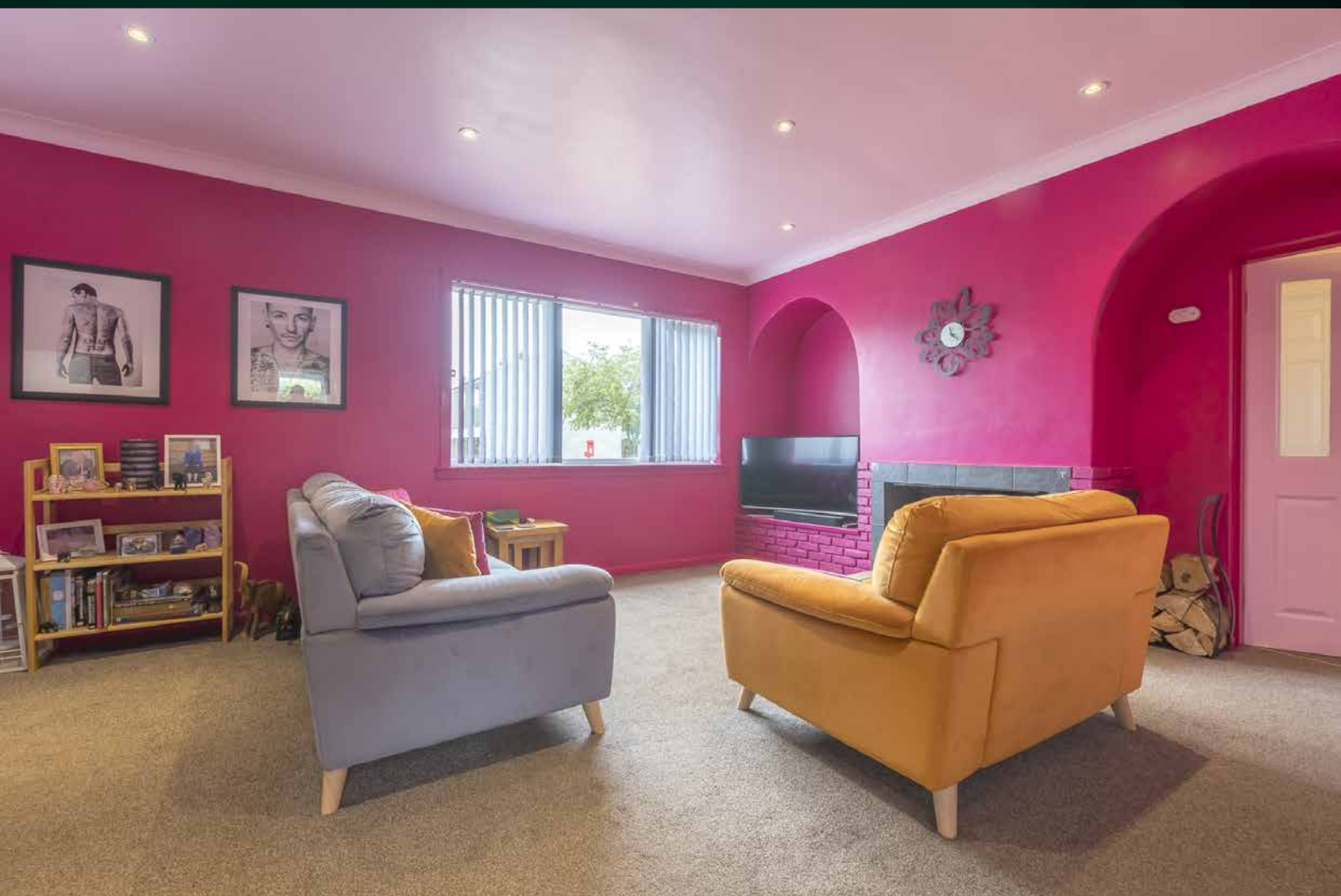
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Roselea is quite an exceptional home. A three-bedroom detached bungalow offering generous, versatile single-level living, extraordinary outdoor space and a degree of privacy that is genuinely rare to find, all set within the popular Speyside village of Mosstodloch with the facilities of Fochabers just a short walk away.

From the moment you arrive, the property makes a strong impression. The front garden is large and thoughtfully laid to chipped stone, creating a low-maintenance and smart approach with a paved driveway leading to the detached garage. Inside, the hallway is bright and welcoming, opening onto accommodation that is generous in scale throughout and offers a new owner an excellent canvas on which to make their mark.

THE LOUNGE



The lounge is a truly wonderful room, generous in proportion and full of character, with a large front-facing window drawing in natural light and a multi-fuel stove as its centrepiece, creating an atmosphere of warmth and comfort that makes this space instantly appealing.

THE KITCHEN



The kitchen is a great size, offering a generous range of wall and base units with ample worktop space and plenty of room for everyday family life. Adjoining the kitchen is a dedicated dining room, a bright and versatile space with a rear-facing window. This room could equally serve as a fourth bedroom, with the addition of a door to the hallway subject to the necessary planning consents, making it an option well worth considering for larger families.



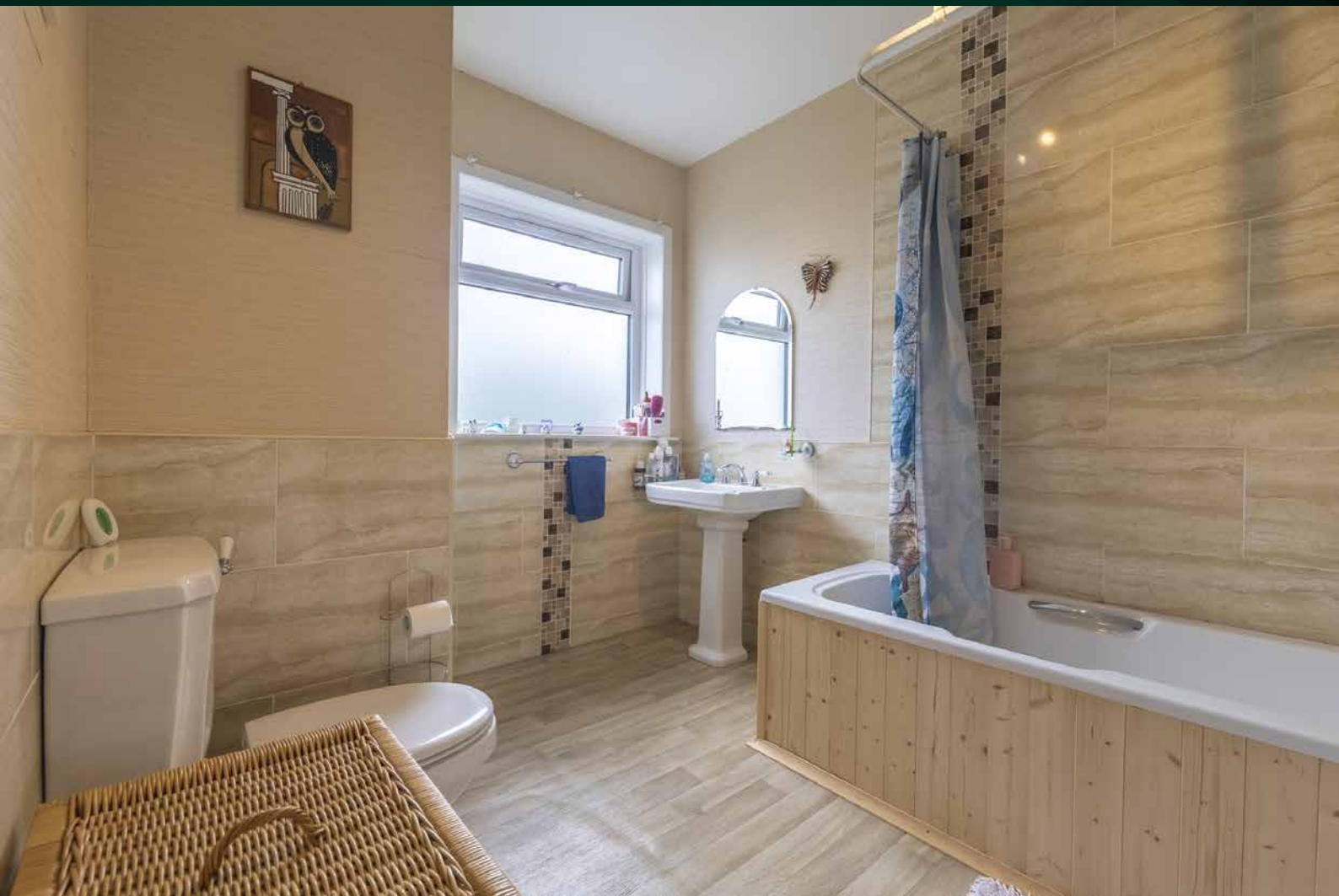
THE DINING ROOM



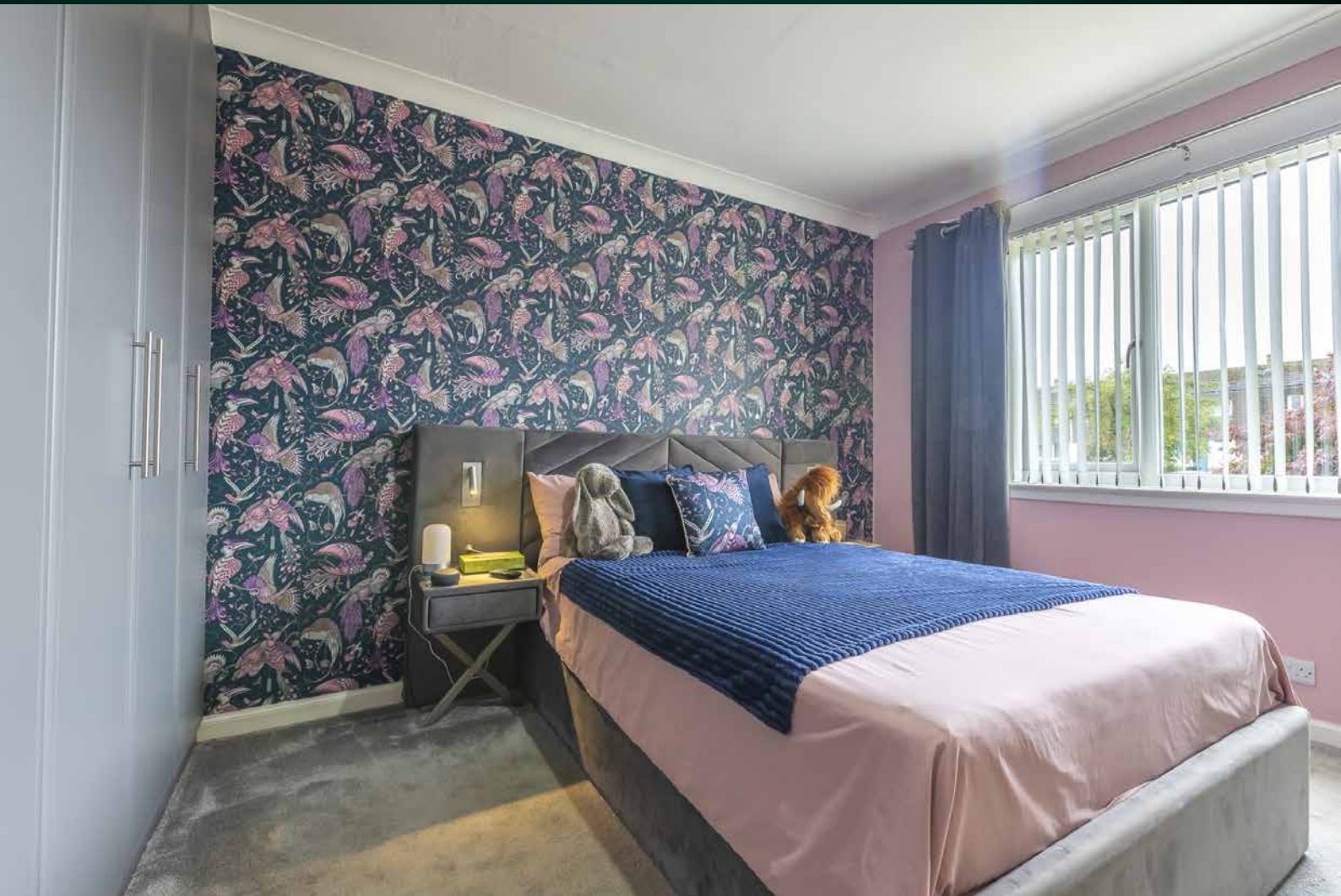


The principal bedroom is a genuinely impressive room, offering generous proportions, a stylish en-suite shower room and truly outstanding storage in the form of ceiling-height fitted wardrobes that make the very most of the space available. The second bedroom is equally well-served, also benefitting from ceiling-height fitted wardrobes that are a brilliant and practical feature. A third bedroom provides further flexibility, and the family bathroom is well-appointed with a white three-piece suite, over-bath shower and contemporary mosaic tile detailing.

THE BATHROOM



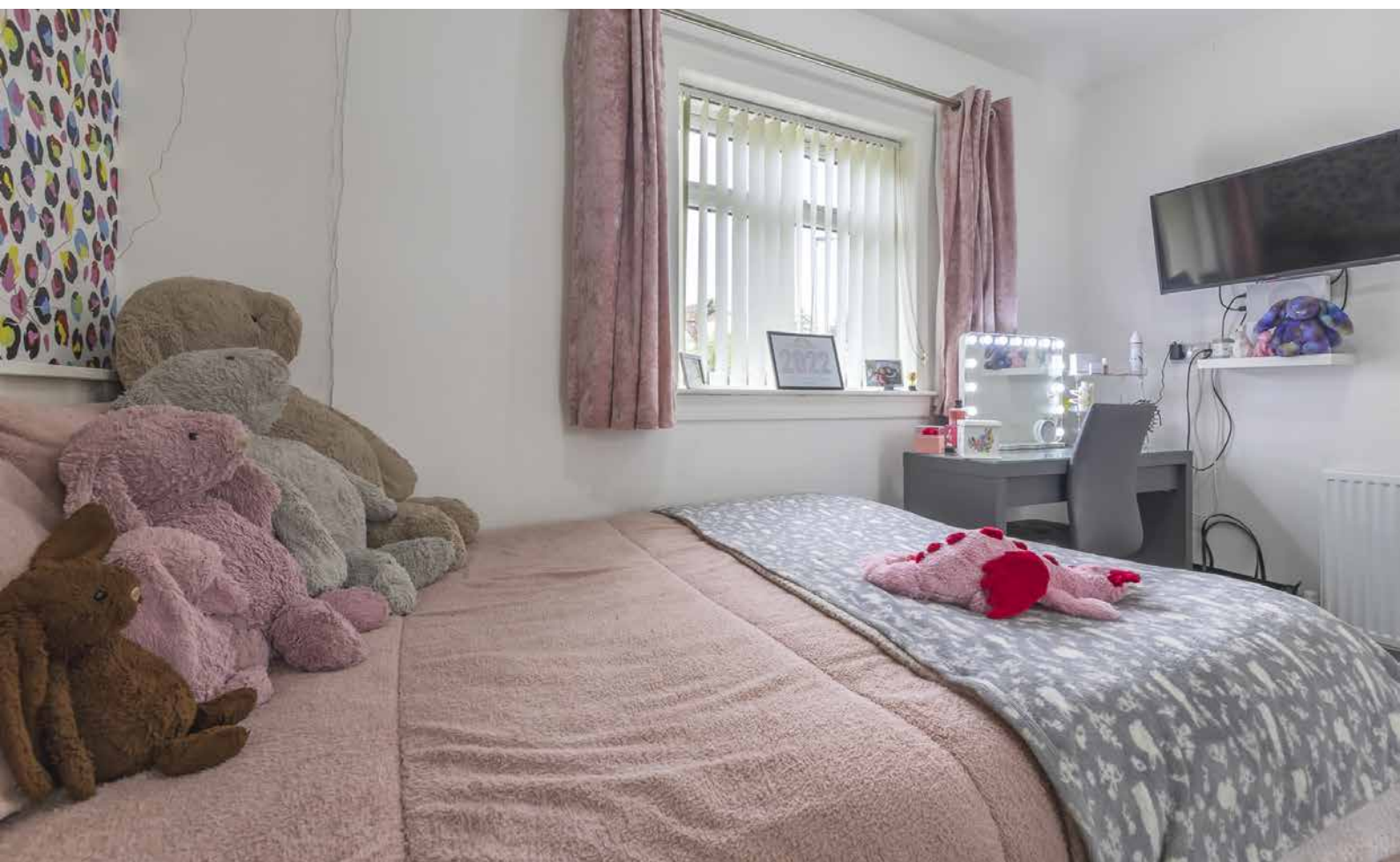
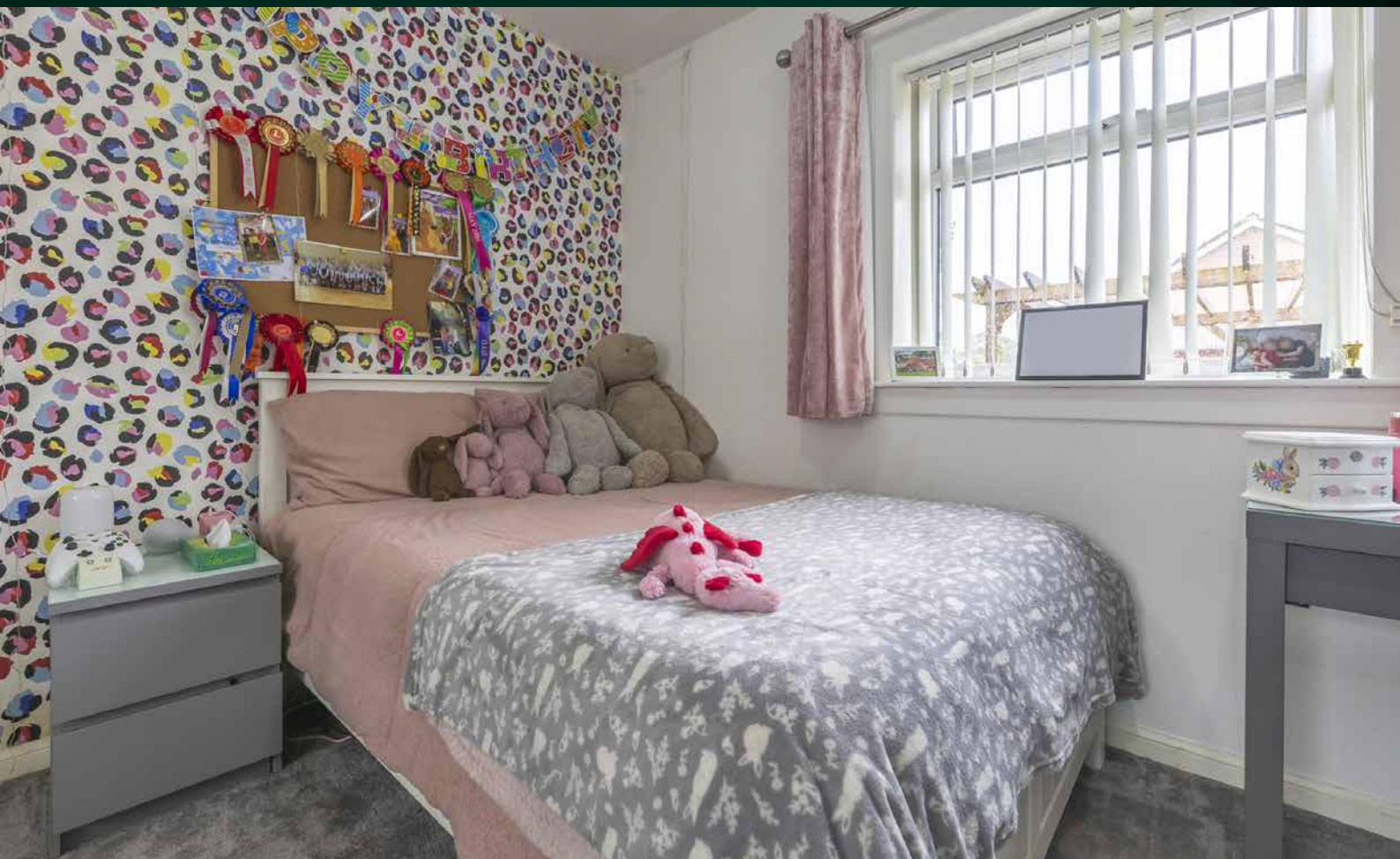
BEDROOM 1



offering generous proportions, a stylish en-suite shower room and truly outstanding storage



BEDROOM 2



BEDROOM 3



Outside, the gardens are simply outstanding and represent one of the most compelling aspects of this property. Completely enclosed by secure fencing throughout, they offer total privacy and are not overlooked, making them a wonderful and secure environment for families and dogs alike. The south-facing section of the garden is a particular highlight, featuring a fantastic pergola with a generous seating area, an ornamental pond and a well-established planting of mature trees and shrubs, all designed for low-maintenance enjoyment throughout the seasons. A further generous area of the garden has been left to nature and wildlife, creating a peaceful and characterful space that equally offers real potential for a future owner wishing to develop or utilise it further.

EXTERNALS



Three substantial stone outbuildings, each with power and light installed, provide exceptional storage and present exciting possibilities for conversion to a garden office, workshop, studio or hobby space, a rare and genuinely valuable addition at this price point.

Further benefits include replacement double glazing installed in 2022, still under guarantee, and a brand new central heating system and boiler installed in January 2025 and under warranty, providing excellent peace of mind on running costs and long-term reliability.

OUTBUILDINGS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 97m² | EPC Rating: D



THE LOCATION

Mosstodloch is a village with a genuinely warm and friendly community spirit that is immediately felt by anyone who spends time there, the kind of place where neighbours know each other and new residents are quickly made to feel at home. The village delivers far more than many buyers expect, with a local shop, post office, primary school, nursery and a range of everyday amenities within the village itself. Mosstodloch Primary School is particularly well-regarded and much loved within the community, consistently praised for its welcoming atmosphere and excellent standard of care and education, making this an especially attractive address for young families.





Fochabers is just a short walk across the bridge, offering cafes, shops, a health centre and the well-regarded Milne's High School. For those who love the outdoors, Balnacoul Wood and Stynie Woods are right on the doorstep, and the Baxter Nature Trail is a short walk away, offering beautiful walking through the surrounding Speyside landscape. The A96 provides straightforward connections to Elgin, Keith, Inverness and Aberdeen, making this an equally practical choice for commuters.



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