

26 SPEY STREET FOCHABERS, IV32 7EH

£340,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this charming detached house on Spey Street, set in the heart of the picturesque village of Fochabers. Offering a rare combination of peace, privacy, and convenience, this property provides an ideal setting for family life or as a serene retreat. The home enjoys a quiet residential location while remaining close to local amenities, schools, and the beautiful surrounding countryside.

Inside, the property offers a spacious and versatile layout, providing plenty of room for day-to-day living, entertaining, and relaxation. Its detached nature ensures a sense of privacy, while the generous proportions allow for future adaptation or personalisation, making this a home that can truly be tailored to your lifestyle.

Outside the property benefits from multiple outbuildings including a large workshop with power, an outdoor kitchen, garden room and a hot tub.

Fochabers is a historic and welcoming village, with a range of local shops, cafes, and recreational facilities, providing everything needed for modern living within easy reach. The nearby River Spey enhances the area's natural appeal, offering opportunities for walking, fishing, and enjoying the scenic Speyside landscapes. The village also enjoys a strong community spirit, making it a friendly and safe place to settle.

With its combination of charm, potential, and a prime village location, this detached house on Spey Street presents a rare opportunity to acquire a home in one of Speyside's most desirable villages. Early viewing is strongly recommended to fully appreciate the property's potential and idyllic surroundings.

 **ARANCI
& FIRTH**
PROPERTY

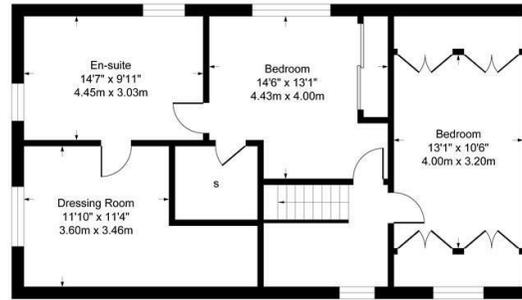
26 SPEY STREET

- Charming detached house in the heart of Fochabers, Moray Speyside
- Spacious and versatile layout, ideal for family living and entertaining
- Detached property offering privacy and a serene residential setting
- Potential to personalise and create your dream home
- Close to local amenities, shops, cafes, and recreational facilities
- Excellent educational options nearby, including Milnes Primary and Secondary School
- Fochabers is just four miles from the coast, offering easy access to beaches and scenic coastal walks
- Well-connected via the A96 with regular Stagecoach bus services to Inverness and Aberdeen
- Abundant outdoor pursuits nearby
- Strong community spirit in a historic and sought-after village location

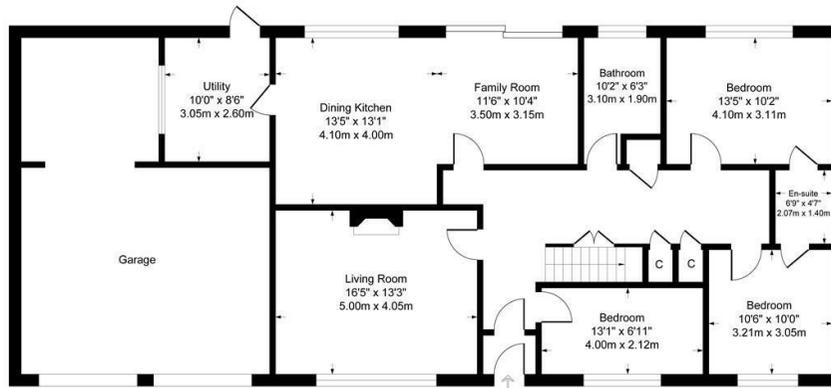




Approximate Gross Internal Area
2208 sq ft - 205 sq m



First Floor



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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