





MADEIRA ROWAN CLOSE

FOCHABERS, IV32 7QY

£320,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this attractive detached bungalow, occupying a peaceful position within Rowan Close, Nether Dallachy, close to the picturesque coastal surroundings of Spey Bay.

Offering generous and versatile accommodation all on one level, this appealing home provides an excellent opportunity for families, those looking to downsize or anyone seeking the convenience of spacious single-storey living.

The welcoming interior begins with a bright and comfortable living room, where a cosy log burner creates an inviting focal point and a lovely space to relax. The kitchen provides ample room for everyday cooking and meal preparation, while the adjoining snug/dining room offers valuable additional living space, equally suited to family dining, entertaining or enjoying a quieter retreat. Patio doors open directly onto the rear garden, allowing the indoor and outdoor spaces to flow naturally together.

There are four well-proportioned bedrooms, providing excellent flexibility for family living, guests or home working. The principal bedroom benefits from its own en-suite shower room, while a family bathroom serves the remaining accommodation.

Externally, the property enjoys a private rear garden, featuring a lawn and paved patio area, offering plenty of space to relax, entertain and enjoy the outdoors. An integral garage, incorporating a utility area, provides further practical storage and convenience.

ARANCI & FIRTH PROPERTY

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• Detached bungalow in a peaceful location close to the Moray Coast • Bright and inviting living room with cosy log burner • Versatile snug/dining room with patio doors leading outside • Four well-proportioned bedrooms all with fitted wardrobes • Master bedroom with en-suite shower room • Private rear garden with patio area • Integral garage • Spacious and flexible accommodation throughout • Located close to the beautiful Spey Bay area and within easy reach of the charming village of Fochabers • Ample parking for multiple vehicles

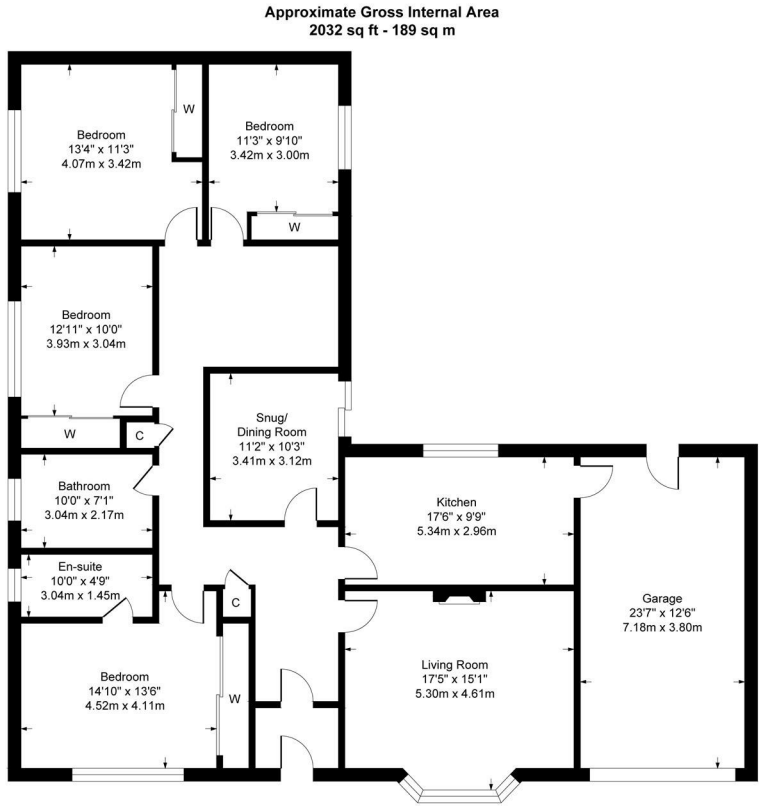




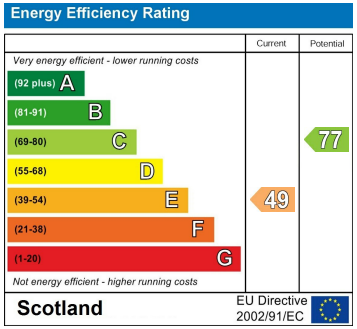












EPC Rating: E Council Tax Band: E

Disclaimer: These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by us. We recommend that purchasers arrange for a qualified person to check all appliances/services before making a legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Photos may have been altered, enhanced or virtually staged for marketing purposes.

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

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