





5 OLD CROFT

FOCHABERS, IV32 7PB

£285,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this attractive detached two-storey home, situated in the peaceful rural area of Old Croft, Bogmoor, near the beautiful coastal area of Spey Bay. Offering generous accommodation over two floors, this appealing property provides excellent space and flexibility, with three bedrooms, two reception rooms and a wealth of additional features.

The ground floor comprises an entrance hallway, a spacious living room featuring a cosy log burner, separate dining room and a kitchen with dining/family area, complemented by a useful pantry and separate utility room. A WC and a versatile ground-floor bedroom complete this level. Upstairs, there are two further bedrooms, one of which benefits from an adjoining dressing room or nursery, together with a modern family bathroom.

Externally, the property enjoys a particularly generous garden, offering plenty of space and privacy for outdoor enjoyment, gardening and family activities. Further benefits include a detached double garage and separate workshop, providing excellent storage and practical workspace.

Set within an attractive rural location close to the beautiful Spey Bay coastline, this property offers an appealing combination of spacious accommodation, generous outdoor space and potential, making it an interesting prospect for those seeking to create a home that reflects their own personal style.

ARANCI & FIRTH
PROPERTY

5 OLD CROFT

• Attractive detached three-bedroom two-storey home • Peaceful rural location near the beautiful coastal location of Spey Bay • Spacious living room with cosy log burning stove • Separate dining room and kitchen with dining/family area • Versatile ground-floor bedroom • Two further bedrooms, one with adjoining dressing room/nursery • Separate pantry and utility room • Generous garden with excellent outdoor space and double garage with work space • Detached double garage and separate workshop • Excellent potential to create a wonderful family home

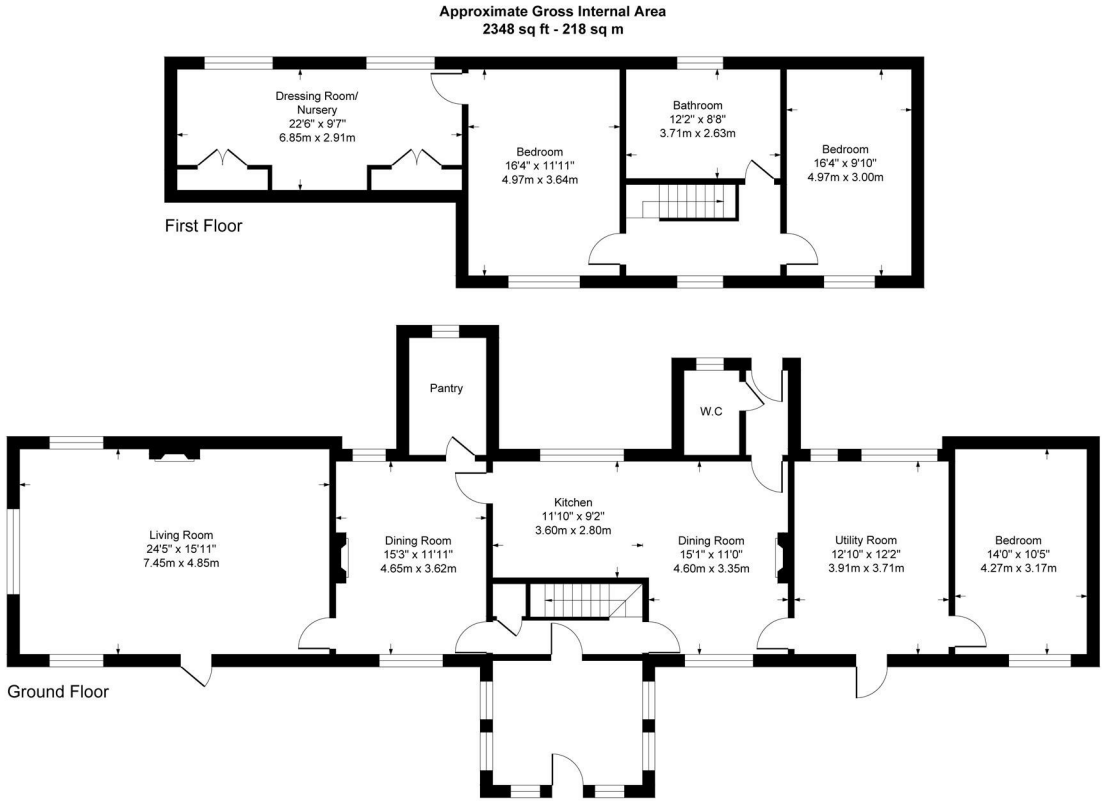




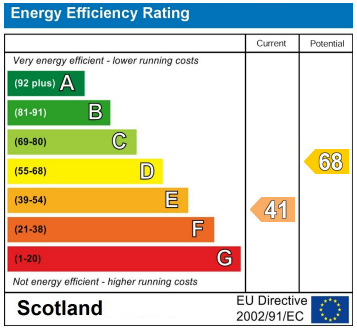












EPC Rating: E Council Tax Band: E

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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