



46 SOUTH STREET FOCHABERS, IV32 7ED

£485,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market a substantial and characterful period home in the heart of charming village of Fochabers. Situated within the highly sought-after village, this impressive period home offers an abundance of space, character and versatility, retaining many of its original features throughout.

The generous accommodation is arranged over two floors and includes a welcoming drawing room with log burner, elegant dining room with magnificent, cosy snug, study, spacious kitchen/dining room, utility room, pantry, WC and an additional living room. Upstairs, there are five well-proportioned bedrooms, with the second bedroom benefiting from a recently fitted en-suite, together with two family bathrooms and additional shower room.

A particularly attractive feature is the large attic room, providing excellent additional space and offering exciting conversion potential for a variety of uses.

The property retains a wealth of period character, creating a warm and inviting home with individuality and charm. The attractive fireplaces provide wonderful focal points within the principal reception rooms and add to the cosy atmosphere.

Externally, the property enjoys a fantastic private walled garden, beautifully established with a selection of fruit trees, plants and mature planting. A bothy and greenhouse add to this peaceful and secluded space, providing a beautiful setting for outdoor dining, entertaining or simply enjoying the garden. Ample off-road parking further adds to the practicality of this impressive home.

**ARANCI
& FIRTH**
PROPERTY

46 SOUTH STREET

- Impressive Period Home Full of Character and Charm
- Highly Sought-After Fochabers Location
- Wealth of Original Period Features
- Five Spacious Bedrooms
- Elegant Drawing Room with Log Burner
- Beautiful Dining Room with Fireplace
- Private Walled Garden with Fruit Trees, Bothy and greenhouse
- Large Attic Room Offering Excellent Conversion Potential
- Generous & Versatile Family Accommodation
- Ample Off-Road Parking





Approximate Gross Internal Area
4153 sq ft - 386 sq m



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	64	76
(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: F

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.

Aranci & Firth
Caledonian House 164 High Street
Elgin
Moray
IV30 1BD

01343 553 977
deena@aranci-firth.co.uk

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