



Tor Na Gar Spey Bay Road, Fochabers, IV32 7PT
Price Guide £220,000

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Welcome to this charming detached cottage, set within a peaceful semi-rural location and offering an excellent opportunity for those seeking space, character and potential. Nestled within mature garden grounds (not large but perfectly adequate) the property features a bright lounge, separate dining room, a well-proportioned kitchen and a cosy snug, providing flexible living throughout. There are three comfortable bedrooms and a large family bathroom, with scope for modernisation to create a beautiful home tailored to your own taste. With its tranquil surroundings, versatile layout and superb potential, this delightful cottage is ideal for buyers looking to enjoy countryside living while putting their own stamp on a unique home.

Porch

4'8" x 5'11" (1.44 x 1.81)

Porch with double cupboard and entrance to the :-

Hallway

Good sized hallway with cupboard and hatch to loft space. Doors off to the 3 bedrooms, bathroom, snug and lounge. Ceiling light, radiator and carpet.

Bedroom 1

9'7" x 14'8" (2.93 x 4.49)

Generous double bedroom with extensive wardrobe storage to one wall. Rear facing windows. Ceiling light, radiator and carpet.

Bathroom

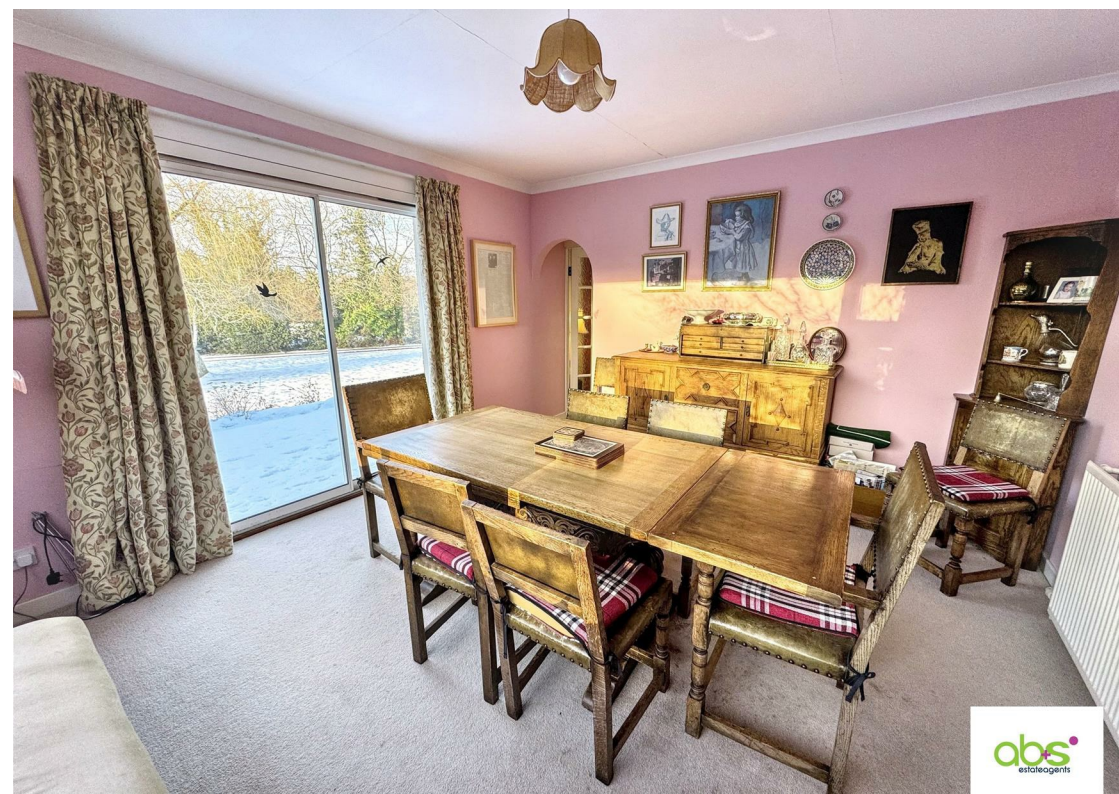
5'9" x 10'11" (1.77 x 3.33)

Larger than average bathroom, with double ended bath and separate quadrant shower enclosure with mains shower, wc and wash hand basin. Ceiling downlights, radiator and tiled flooring.

Snug

8'10" x 11'6" (2.71 x 3.53)

Great additional social space next to the kitchen. Ceiling light, radiator and carpet. Fitted cupboards.





Dining Kitchen

9'1" x 13'7" (2.79 x 4.15)

Double aspect kitchen with full range of fitted units as well as a breakfast bar. Space for all the usual appliances. Track spotlight, downlights, radiator and vinyl flooring.

Lounge

13'2" x 16'0" (4.03 x 4.89)

Nicely proportioned Lounge with two front facing windows. Feature fireplace. Ceiling light, radiator and carpet.



Dining Room

12'4" x 12'10" (3.76 x 3.93)

Wonderful addition to the property which is flooded with natural light - with sliding patio doors to the front and South facing picture window over the patio. Ceiling light fitting, radiator and carpet. Serving hatch from kitchen.

Bedroom 2

10'10" x 11'11" (3.31 x 3.64)

Another generous double bedroom enjoying a lovely outlook over the beautiful grounds at the front of the property. Plenty of room for furniture. Ceiling light, radiator and carpet.



Bedroom 3

10'7" max x 10'7" max (3.23 max x 3.25 max)

Third bedroom with double wardrobe. Ceiling light, radiator and carpet.

Garden and Outbuildings

Tor Na Gar sits within a neat and perfectly serviceable garden bounded by hedging to both sides and rear along with a shrub and flower border to the front. There is a lovely sheltered patio area on the South side. Working area with greenhouse and shed and to the North side some timber sheds (not in the best shape).

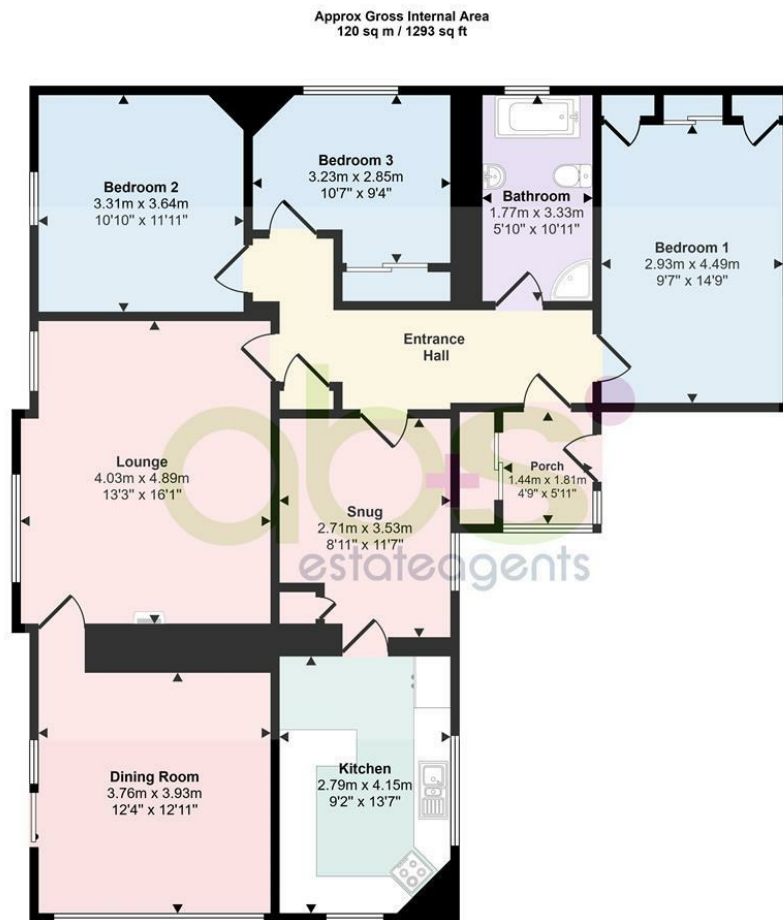
Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price.

Home Report

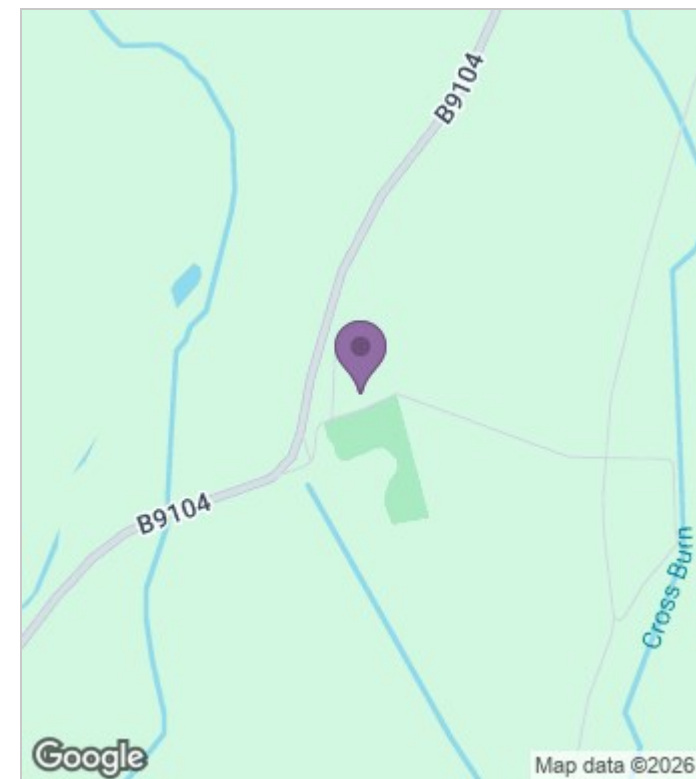
The Home Report Valuation as at January, 2026 is £220,000, Council Tax Band D and EPI rating is E.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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