



25 SPEY ROAD FOCHABERS, IV32 7PY

£365,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this exceptional detached bungalow, set within the idyllic coastal setting of Spey Bay.

Nestled in the peaceful and highly sought-after area of Nether Dallachy, this outstanding home offers a superb blend of rural tranquility and contemporary living, all finished to an impeccable standard throughout.

The accommodation is both stylish and thoughtfully designed. A welcoming lounge provides a cosy yet elegant retreat, complete with a charming log burner and patio doors that open directly onto the beautifully maintained garden, making it perfect for both relaxing evenings and entertaining.

At the heart of the home lies a truly stunning kitchen/dining room, immaculately presented and offering a bright, sociable space ideal for modern family living and hosting.

The property boasts three well-proportioned bedrooms, including a sizeable primary bedroom featuring French doors to the garden. A beautifully appointed family bathroom and cloakroom/WC benefits from luxurious underfloor heating.

Externally, the home continues to impress. The extensive garden grounds have been lovingly landscaped and include a delightful summer house, workshop, greenhouse, vegetable beds and a garden shed, ideal for those seeking a lifestyle with outdoor space and self-sufficiency. The rear garden provides complete privacy where you can enjoy the sun all day into the evening.

 **ARANCI
& FIRTH**
PROPERTY

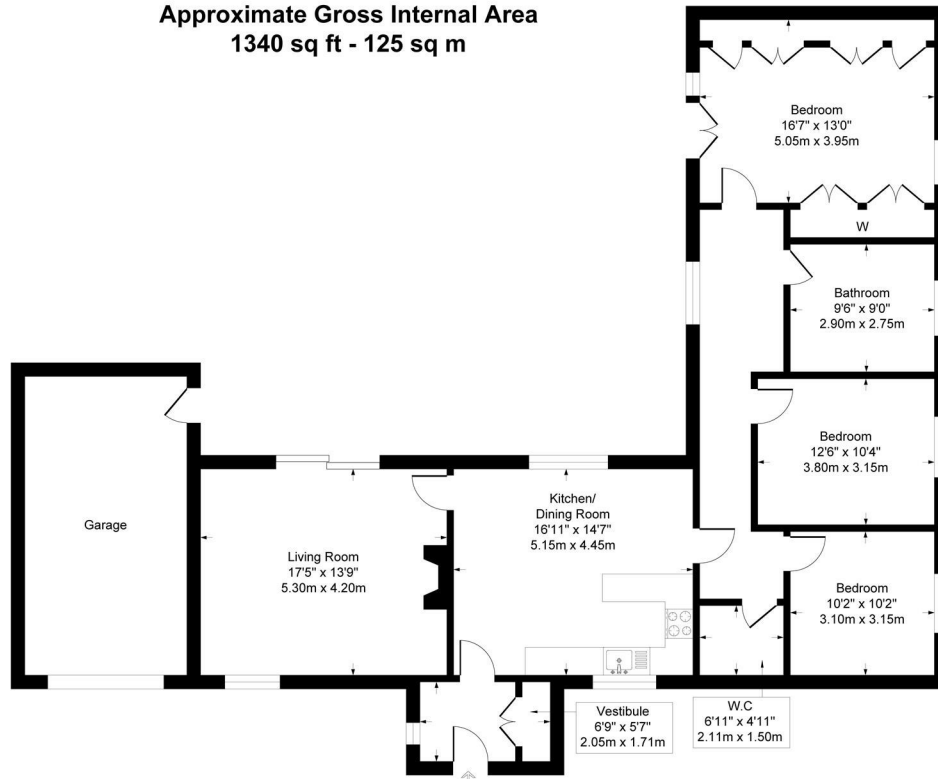
25 SPEY ROAD

- Beautifully finished detached bungalow in a peaceful rural setting
- Stylish lounge with log burner and patio doors to the garden
- Stunning, immaculately presented kitchen/dining room – perfect for entertaining
- Three well-proportioned bedrooms
 - primary bedroom features French doors to garden
- Tastefully upgraded throughout by current owners with solar panels for energy efficiency
- Contemporary, high-spec family bathroom and cloakroom WC both with underfloor heating
- Exceptional landscaped garden with summer house, workshop, greenhouse, veg beds and shed
- Rear garden offers complete privacy, ideal for outdoor living where you enjoy the sun from morning to evening
- Garage with electric door, electric car charging unit and large driveway for multiple vehicles
- Idyllic location near the Spey Bay coastline





Approximate Gross Internal Area
1340 sq ft - 125 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		63	71
(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: D

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 ceiling lights, fixed floor coverings, curtains and window blinds, integrated appliances and american fridge-freezer, electric charging point and all outbuildings.

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