





WEST RIDING INNES ROAD

FOCHABERS, IV32 7NL

£395,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this exceptional detached home on Innes Road, Garmouth, fully renovated to an outstanding standard with generous accommodation, quality materials and meticulous attention to detail.

An entrance porch opens into a welcoming hallway leading to the beautifully presented accommodation. The spacious lounge provides an inviting setting for relaxing and entertaining, with patio doors opening into a lovely conservatory overlooking and giving direct access to the garden. The well-appointed kitchen/dining room offers an excellent space for everyday family life, while four well-proportioned bedrooms provide comfortable accommodation. The master bedroom benefits from its own en-suite, with a separate family bathroom and additional WC completing the facilities.

The quality of the renovation is evident throughout, with premium flooring, solid oak doors and carefully selected finishes creating a stylish and cohesive interior. The kitchen is further enhanced by a range cooker.

A standout feature is the substantial double garage, incorporating a full-height basement and utility area extending to approximately 68 square metres. This versatile area offers excellent space for storage, hobbies or workshop use. The loft also benefits from a large floored area with lighting, providing further useful storage.

Externally, the property enjoys an attractive garden, offering a lovely setting in which to relax and enjoy the peaceful surroundings. Situated in the charming village of Garmouth, close to the River Spey and beautiful surrounding

ARANCI & FIRTH
PROPERTY

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• Exceptional detached home in the charming village of Garmouth • Fully renovated to an outstanding standard • Immaculate walk-in condition throughout • Four generously proportioned bedrooms • Three beautifully appointed bathrooms • Quality kitchen featuring a range cooker • Solid oak doors, premium flooring and high-quality finishes throughout • Carriage driveway, double garage with electric doors, utility room and wonderful basement storage with power • Views of Ben Aigen and Ben Rinnes across the beautiful Moray countryside • Set in a third of an acre, the lovely garden provides a peaceful setting on the edge of the village



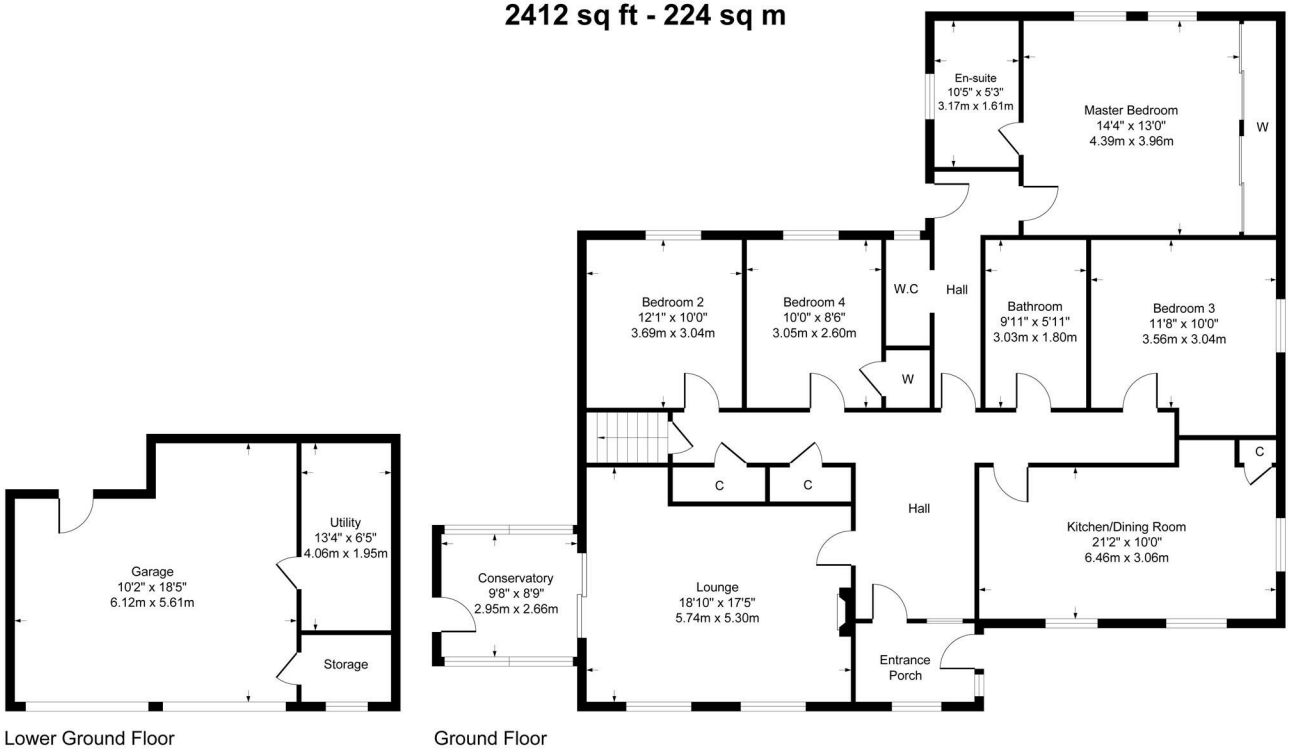






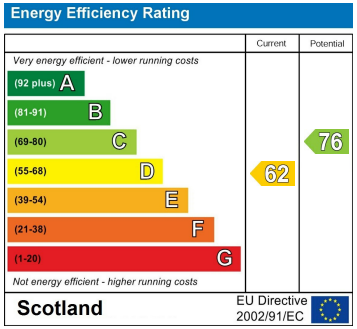

West
Riding

Approximate Gross Internal Area
2412 sq ft - 224 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.





EPC Rating: D 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 curtain poles, integrated appliances and the range cooker.

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