



**Harper
Macleod LLP**
Estate Agents & Solicitors



72 South Street, Fochabers, IV32 7EF

Offers over £110,000

Two bedroom mid-terraced house situated in the popular village of Fochabers. The accommodation comprises entrance hallway, lounge, kitchen, two bedrooms and bathroom. The property further benefits from double glazing, gas central heating; on-street parking and rear garden.

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ENTRANCE HALLWAY

3.25m x 0.85m

Upvc door and glazed side panels; ceiling light fitting; fitted carpet.

INNER HALLWAY

1.93m x 1.21m

Ceiling light fitting; fitted carpet; built-in spacious under-stair storage cupboard; further built-in cupboard housing the electric consumer units.

LOUNGE

5.85m x 3.18m

Double aspect to front and rear; recess with electric stove; ceiling light fitting; fitted carpet.

KITCHEN

2.76m x 2.75m

Window to rear; range of base and wall units; slot-in electric cooker; space for free standing fridge freezer; plumbing and space for washing machine wood effect flooring; ceiling light fitting.

STAIRCASE & LANDING

2.02m x 1.38m

Ceiling light fitting; fitted carpet; hatch to loft space.

BATHROOM

2.01m x 1.71m

Window to rear; vanity mounted sink; WC; bath with electric shower above; wood effect flooring; ceiling light fitting.

BEDROOM 2

2.94m x 2.82m

Window to rear; ceiling light fitting; fitted carpet; triple built-in wardrobes.

BEDROOM 1

4.65m x 2.33m

Window to front; two sets of double built-in wardrobes; built-in storage cupboard housing Vaillant gas central heating boiler; fitted carpet; ceiling light fitting.

OUTSIDE

There is on-street parking to the front of the property. The rear of the property has a shared paved pathway leading to the fully enclosed courtyard garden which is fully paved with a gravel border; two raised beds and spacious stone-built store.

NOTES

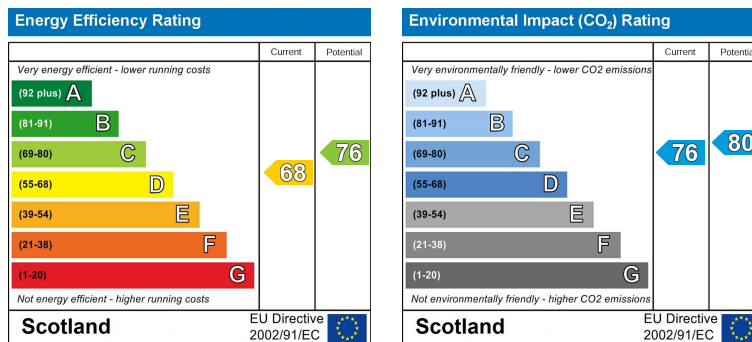
Included in the asking price: all carpets and fitted floor

covering, all light fittings, all bathroom fittings, the slot-in cooker in the kitchen and the raised beds in the garden.

Area Map



Energy Efficiency Graph



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