



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.

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

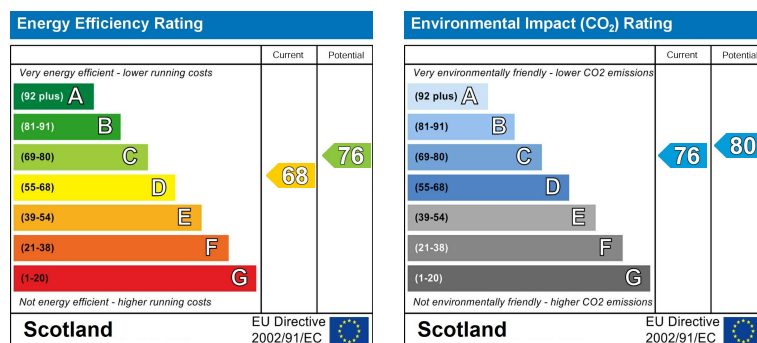
Included in the asking price: all carpets and fitted floor

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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