

17 SPEY AVENUE FOCHABERS, IV32 7QR

£195,000
FREEHOLD

Deena Aranci of Aranci & Firth is pleased to welcome this delightful property to the market. Ideally located at the end of a peaceful cul-de-sac, offering a serene atmosphere with the advantage of no neighbouring houses behind, ensuring your privacy and tranquillity.

Step inside to discover a bright and spacious living room, perfect for relaxing or entertaining. The heart of the home is the inviting dining kitchen, featuring a door that opens out to a beautifully maintained garden, seamlessly blending indoor and outdoor living. A convenient downstairs WC adds to the functionality of this lovely home.

Upstairs, you'll find three bedrooms, each equipped with fitted wardrobes, providing ample storage space. The modern bathroom boasts a luxurious spa bath, perfect for unwinding after a long day.

Outside, the property offers parking for multiple vehicles, ensuring convenience for you and your guests. The well-sized rear garden is a true highlight, featuring a large decked area, ideal for summer gatherings, and a garden shed for all your storage needs.

This home combines comfort, style, and privacy in a sought-after location.

 **ARANCI
& FIRTH**
PROPERTY

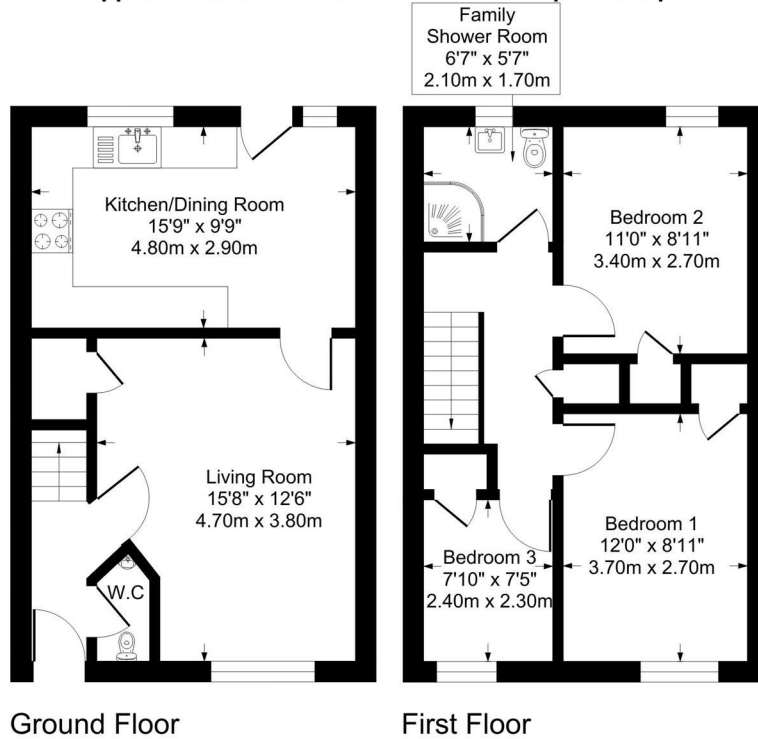
17 SPEY AVENUE

- Ideally situated at the end of a quiet cul-de-sac in the picturesque and popular village of Fochabers.
- Benefits from no neighbouring houses behind, providing added seclusion and a serene atmosphere.
- Bright and inviting Living room perfect for relaxation and entertaining guests.
- Dining kitchen with door that open directly to the garden, enhancing indoor-outdoor living.
- Three bedrooms each with fitted wardrobes for ample storage.
- Modern bathroom equipped with a luxurious spa bath, ideal for relaxation.
- Downstairs WC conveniently located for guests and added functionality.
- Well-sized rear garden with large decked area, perfect for summer gatherings and outdoor activities.
- Driveway with space for multiple vehicles, offering convenience for residents and visitors.





Approximate Gross Internal Area = 812 sq ft - 75 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		75	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: C

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 fixed floor coverings, window blinds and integrated appliances.

Aranci & Firth
 Caledonian House 164 High Street
 Elgin
 Moray
 IV30 1BD

01343 553 977
 deena@aranci-firth.co.uk

