1 WOODSIDE PLACE

FOCHABERS, IV32 7HE

£310,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this spacious home, well positioned on a favourable corner plot, in the charming and popular village of Fochabers. This home presents an exceptional opportunity to acquire a house that boasts both space and comfort making it perfect for families seeking a welcoming home.

Upon entering, you are welcomed by a spacious hallway leading into the generously proportioned living room, complete with a cosy open fire, creating an ideal space for both entertaining and relaxed family evenings. The dining room, currently utilised as a playroom, offers excellent versatility and could easily adapt to suit a range of lifestyle requirements. The kitchen provides an abundance of cupboard and worktop space and leads into the large utility room. Thoughtfully designed throughout, the layout strikes an excellent balance between style and practicality, creating an exceptional setting for modern family living.

The property further benefits from four well-proportioned bedrooms, offering ample flexibility for growing families, guest accommodation, home working, or playroom space. Two bathrooms add to the home's appeal, providing convenience for busy households and a touch of everyday luxury.

Combining practicality with warmth and character throughout, this is a superb home perfectly suited to family life.

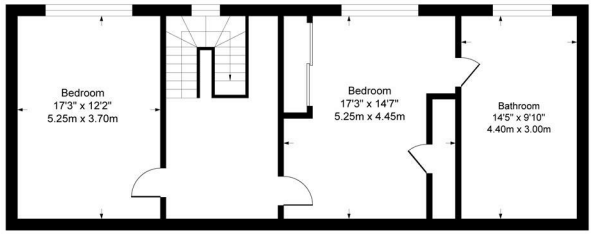
Situated in the picturesque surroundings of Fochabers, residents can enjoy the tranquillity of village living while still being within easy reach of both primary and secondary schools and a variety of local amenities. This delightful home

ARANCI & FIRTH PROPERTY

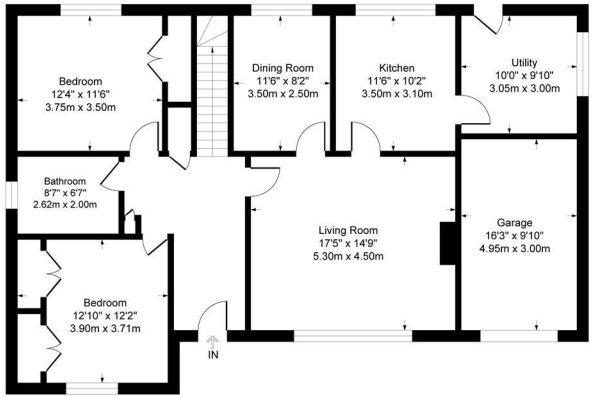
1 WOODSIDE PLACE

• Detached property on desirable corner plot in the charming village of Fochabers • Bright and spacious living room with cosy open fire • Four generous bedrooms offering flexible living • Two bathrooms - one en-suite off primary bedroom • Kitchen offering plenty of cupboard and worktop space leading into large utility room • Plenty of storage throughout • Ideal family home within easy reach of local amenities • Large garden offering a fantastic amount of privacy • Integral garage with electric door • Driveway with ample space for multiple vehicles

Approximate Gross Internal Area
2149 sq ft - 200 sq m

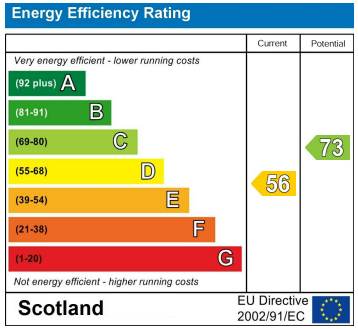


First Floor



Ground Floor

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

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.

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