

STEWART & WATSON

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36 CASTLEHILL ROAD
FOCHABERS, IV32 7LA



Mid Terrace Dwellinghouse

- Popular residential area close to shops & schools
- Spacious accommodation with D.G & electric heating.
- Hallway, Lounge, Fitted Dining Kitchen, Toilet,
- Shower Room & 2 Double Bedrooms. Storage Cupboards.
- Front garden. Enclosed rear garden. Wooden Shed.

Offers Over £135,000
Home Report Valuation £140,000

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TYPE OF PROPERTY

We offer for sale this mid terraced dwellinghouse, which is situated within a popular residential area of the sought after Speyside village of Fochabers. The property is conveniently placed for the local shops, supermarkets, medical centre and schools making this an ideal purchase for those with family. This home offers spacious, well appointed accommodation over two floors and benefits from full double-glazing and electric heating. All fitted floorcoverings, curtains, window blinds and light fittings will remain in the property and are included in the price.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, dining kitchen and toilet. Built-in cupboard with fitted shelving. Built-in cupboard with fitted shelving, coat hooks and power point (owner has a tumble dryer in this cupboard). Understairs storage area. Glass panelled exterior door giving access to the rear garden. The staircase allows access from this area to the first floor accommodation.



Lounge

4.09 m x 3.22 m

Large front facing window.



Dining Kitchen

4.08 m x 3.20 m

Large rear facing window overlooking the garden. Fitted with a selection of base and wall mounted units in a beech effect finish with granite effect countertops. Integrated electric hob, oven and extractor hood. Double, wall cabinet

with glass display front. Sink and drainer unit with mixer tap. Splashback wall tiling. Two built-in cupboards providing excellent storage (1 housing the central heating boiler).



Toilet **1.30 m x 0.82 m**
Fitted with a white toilet and corner wash-hand basin.
Wetwall splashback.

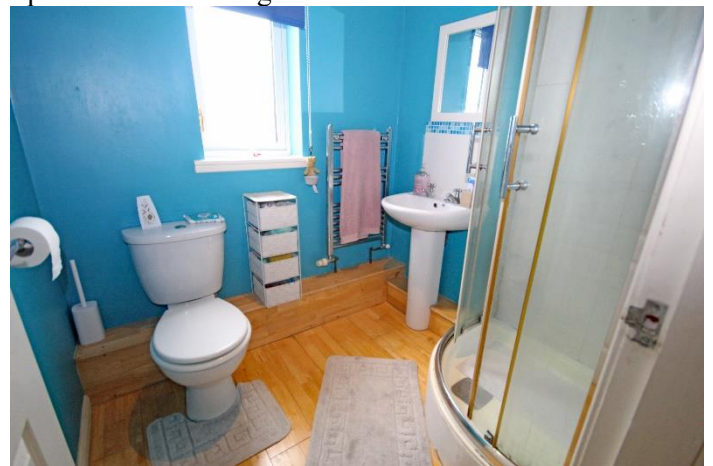


Staircase
A carpeted staircase with wooden banister allows access from the entrance to the first floor accommodation. The first floor landing has doors to the shower room and both bedrooms. Ceiling hatch with pull down ladder allows access to the loft space.

Bedroom 1 **4.95 m x 2.62 m**
Spacious, double size bedroom with double, front facing window. Built-in wardrobe with fitted shelf and hanging rail.



Shower Room **1.90 m x 1.70 m**
Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. Splashback wall tiling. Heated towel ladder radiator.



Bedroom 2 **3.95 m x 3.79 m**
Double size bedroom with double, rear facing window. Double built-in wardrobe with fitted shelving and hanging rail.



OUTSIDE

The front garden is mainly enclosed and laid in grass. An enclosed garden lies to the rear of the property, which enjoys a generally south/westerly aspect making it a super suntrap during the summer months. The rear garden is laid

mainly in paving and stone chips for ease of maintenance. Wooden garden shed. Outside light and water tap.



SERVICES

Mains water, electricity and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Wooden garden shed.

Council Tax

The property is currently registered as band B

EPC Banding EPC=D

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



FLOOR 1



FLOOR 2

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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