

Fettes Cottage

STATION ROAD, GARMOUTH, FOCHABERS, IV32 7NB



*EXCEPTIONAL 3 BEDROOM DETACHED HOME
IN THE HEART OF HISTORIC GARMOUTH*



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An exceptional and unique home occupying an enviable position in the heart of historic Garmouth. This beautifully presented property offers stylish, low-maintenance accommodation with generous proportions, excellent natural light and a contemporary finish throughout, ideal for those seeking a quality village home within easy reach of the Moray Firth coastline.

Since first marketed, the current owners have enhanced the accommodation further with high-quality, hard-wearing flooring, adding a practical yet stylish finish to the contemporary interior.

A welcoming entrance hallway with a part-glazed front door and built-in storage leads through to the principal accommodation. The heart of the home is an impressive open-plan lounge, dining and kitchen space. High ceilings, extensive glazing and a feature wood-burning stove create a bright, welcoming atmosphere, with patio doors opening onto the enclosed grounds. The contemporary fitted kitchen offers a generous range of units, quality work surfaces and integrated appliances, with ample space for dining and entertaining.









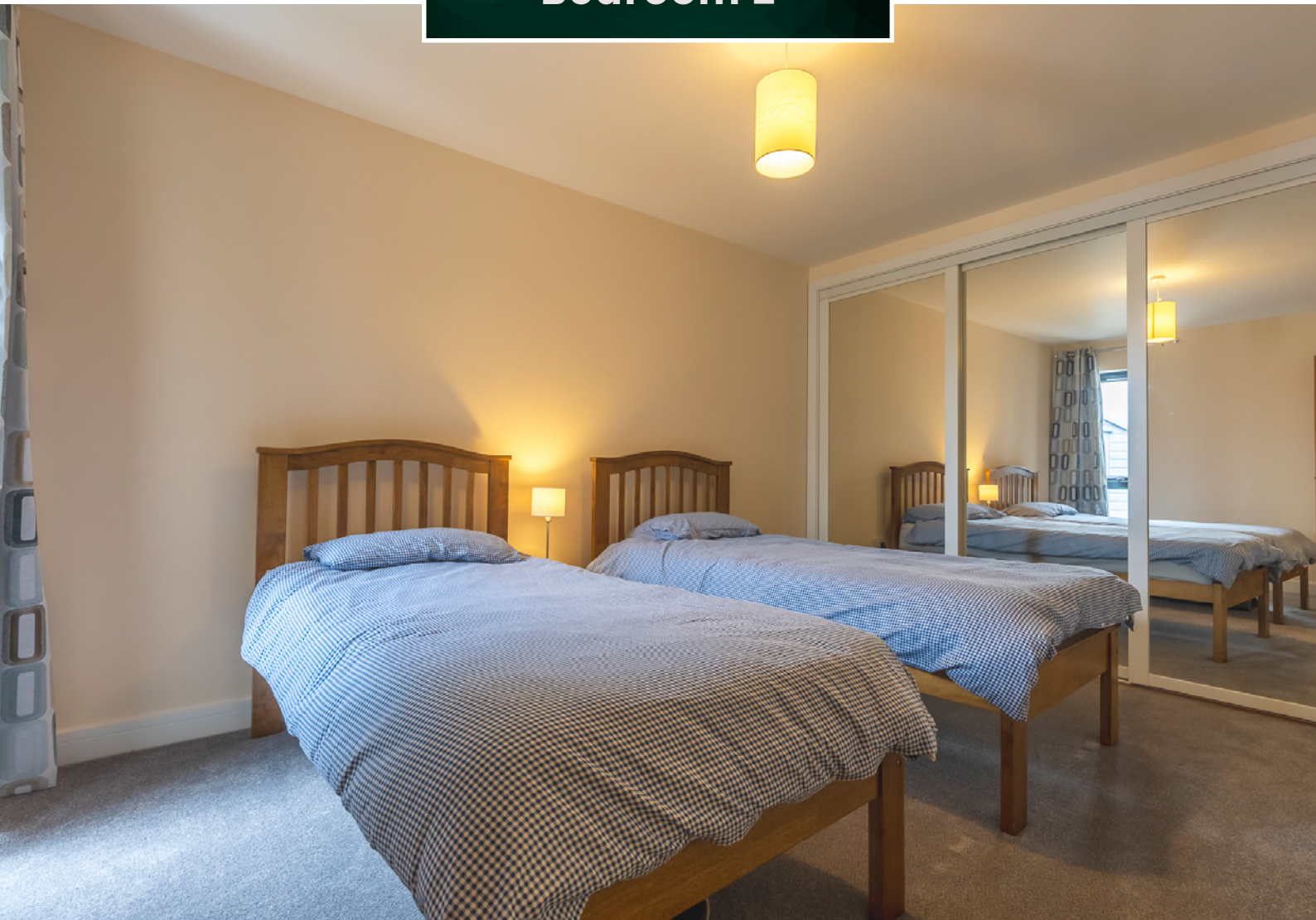
Three well-proportioned bedrooms complete the accommodation. The principal bedroom enjoys dual aspect windows, extensive fitted wardrobes and a modern en-suite shower room. Bedrooms two and three are both generously sized doubles with fitted wardrobes offering useful storage.







Bedroom 2





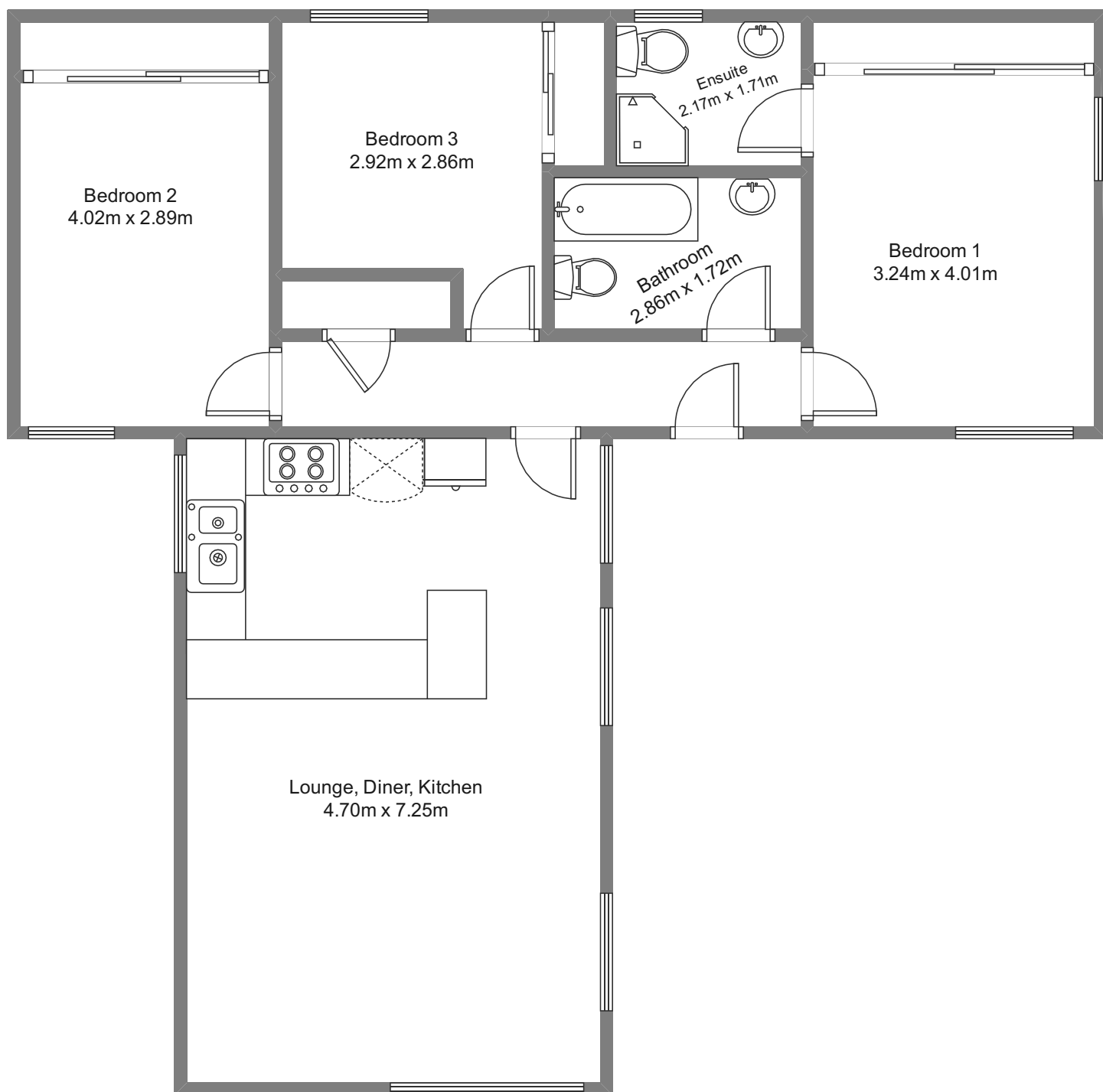
Bedroom 3





The family bathroom is fitted with a stylish three-piece suite in keeping with the home's contemporary specification.





Gross internal floor area (m²): 93m²

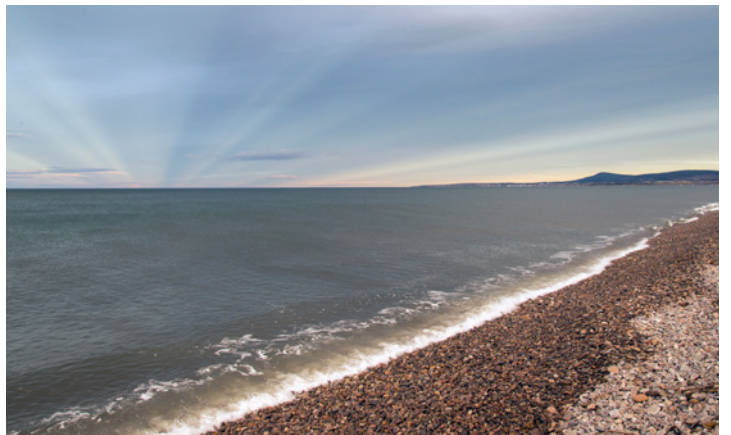
EPC Rating: C



Externally, the property has been designed for ease of maintenance. The fully enclosed grounds are predominantly laid with attractive chipped stone for a private, low-upkeep setting. A lock block driveway provides private off-road parking, with a level approach to the front entrance offering convenient wheelchair access.

A genuinely unusual and highly appealing home, combining distinctive design with spacious, modern accommodation in a wonderfully convenient village setting. Generous open plan living, three well-proportionated bedrooms, a quality kitchen, contemporary bathrooms, hard-wearing flooring, private parking and low-maintenance grounds combine to create a property that is both attractive and exceptionally practical.

Homes of this individual character and specification rarely come to market. Viewing is highly recommended to fully appreciate the quality and appeal on offer.



Garmouth is a charming and historic village in Moray, situated close to the mouth of the River Spey and the beautiful Moray Firth coastline. The area is renowned for its attractive countryside, coastal scenery and excellent opportunities for walking, cycling and other outdoor pursuits.

The property is ideally positioned for access to the wider Moray area, with Elgin and Lossiemouth both within easy commuting distance. Garmouth offers the opportunity to enjoy a peaceful village lifestyle while remaining well connected to the amenities and employment opportunities of the surrounding area.

The Location

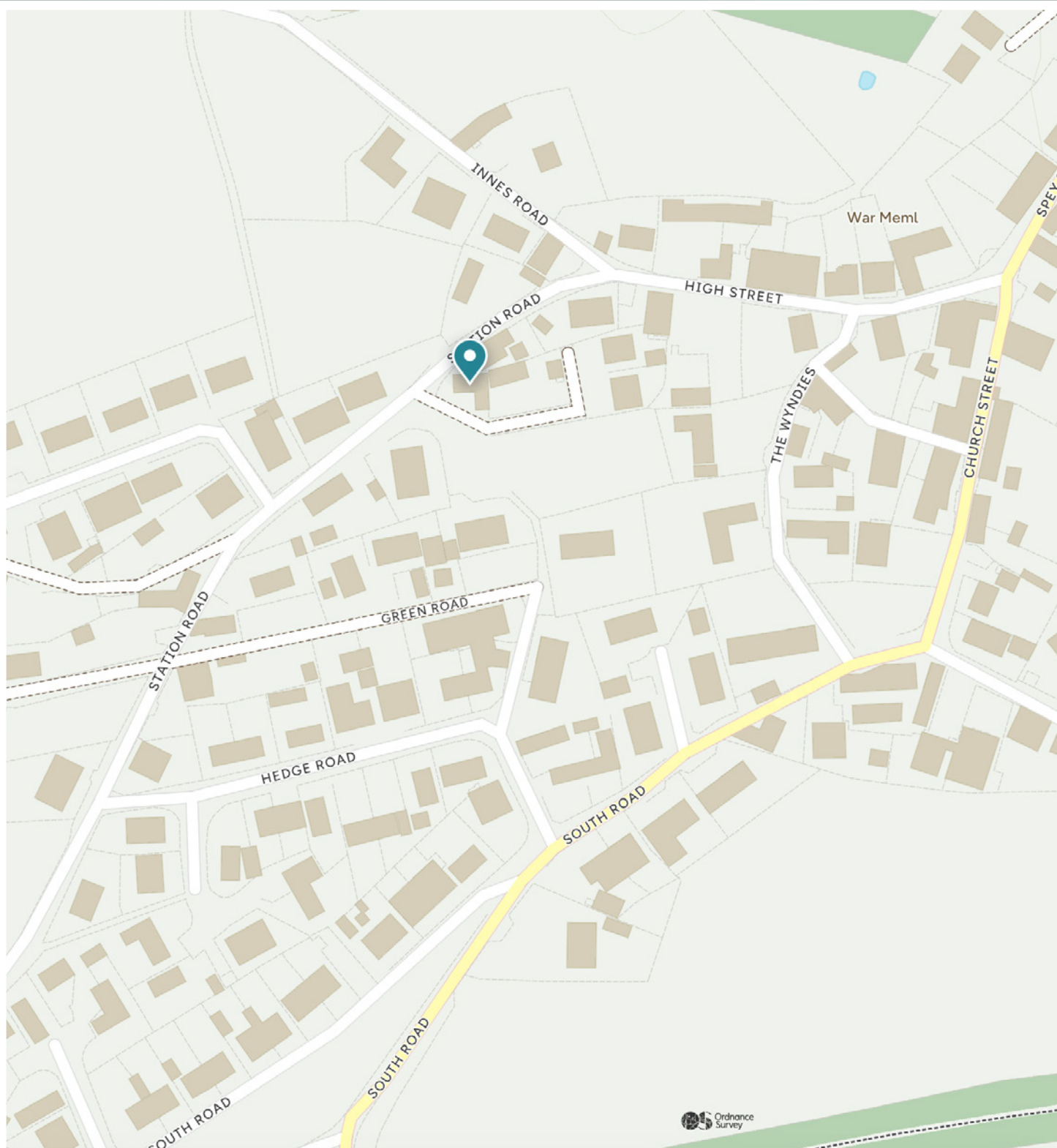


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