

Services

Mains water, electricity, and drainage is to a septic tank.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Oil fired central heating, with electric underfloor heating in the bathroom.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Viewing

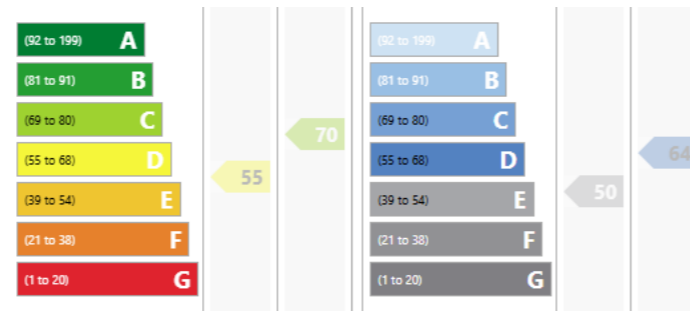
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £345,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**Ralia, Beaufighter Road
 Nether Dallachy, Spey Bay, Fochabers
 IV32 7QX**

This attractive four bedroomed, detached bungalow with garden grounds benefits from views towards the countryside, is fully double glazed, has oil heating and a detached double garage.

OFFERS OVER £343,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

Property Overview

-  Detached Bungalow
-  4 Bedrooms
-  2 Receptions
-  2 Bathrooms
-  Oil
-  Garden
-  Garage x2
-  Driveway

Bedroom One



Bedroom One En-Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four



Kitchen/Breakfast Room



Kitchen/Breakfast Room





Lounge



Bathroom

Property Description

Peacefully located in the charming village of Nether Dallachy, Spey Bay, Ralia is a substantial family home with detached double garage that occupies an enviable plot and boasts a picturesque setting that will appeal to many. Viewing is essential to appreciate not only the accommodation within, but also the tranquil surroundings of semi-rural living, whilst still having the benefit of being within easy reach of the larger village of Fochabers and city of Elgin. Inside, a welcoming entrance vestibule and hallway leads to the light and airy, front facing lounge which features an open fire within a tiled surround, lovely for cosy evenings, a dining room/office and the substantial kitchen/diner. This versatile room forms the heart of the home, and is soaked in warm, ambient light through the double aspect windows. There is generous space to accommodate a large table and chairs, making this the ideal space to entertain guests and have delicious dinners. The fully equipped kitchen area is practical and features a range of wall and base cabinets with worktops, mirrored by the breakfast bar. There is a sink with mixer tap and drainer, splashbacks, and integrated appliances include an electric hob with fan above, an eye-level oven, microwave, dishwasher, wine cooler and a fridge-freezer. Off the kitchen is the utility room which has space for white goods, and gives access to the dining room/office and rear elevation. Further along the hall are four double bedrooms, all of which benefit from fantastic storage, with the principal bedroom also having the luxury of an en-suite shower room. Lastly, the fully tiled bathroom boasts underfloor electric heating and hosts a wet-walled shower cubicle, WC, and a vanity wash hand basin, while a beautiful free-standing bath adds a little bit of luxury to an already attractive room.

A superb feature of this home is the storage it offers, with two hallway cupboards and floored loft space. This is accessed via a fixed ladder, has copious shelving and a small electric light. Further benefits include oil fired central heating and double glazed windows. Externally, the property has a sweeping driveway to the rear that provides off-road parking and turning for a number of vehicles and enjoys a large, wraparound garden incorporating areas of gravel decorated by potted plants, lawn and paved slabs. The well positioned patio area forms a great spot for outdoor events and dining, and is fully enclosed by walling and fencing, making this a safe environment for children to also enjoy the outdoors. The double garage has an up and over door, as well as a pedestrian door to the rear, and has the advantage of power and lighting. This an ideal purchase for those looking for a quality property in this seldom available location. Spey Bay is a charming coastal settlement in Moray, sitting on the eastern shore of the River Spey where it meets the Moray Firth. The area is distinguished by its varied coastline, and the village is active and well-served for its size. It is easily accessible to the Cathedral City of Elgin, approximately 30 minutes' drive, where you will find all the great facilities, and is also situated on the A96 which gives a direct route to Inverness and Aberdeen.



Utility Room



Office/Dining Room

Rooms & Dimensions

- Entrance Vestibule
Approx 1.77m x 1.47m
- Entrance Hall
- Bathroom
Approx 3.11m x 3.00m*
- Lounge
Approx 4.77m x 4.27m
- Kitchen/Breakfast Room
Approx 5.36m x 5.20m*
- Utility Room
Approx 2.43m x 1.83m
- Office/Dining Room
Approx 3.27m x 3.31m
- Bedroom Four
Approx 3.02m x 3.44m
- Bedroom Three
Approx 3.32m x 3.51m
- Bedroom Two
Approx 3.92m x 4.12m
- Bedroom One
Approx 4.34m x 4.12m
- Bedroom One En-Suite Shower Room
Approx 1.47m x 2.27m
- Garage
Approx 5.92m x 5.95m

*At widest point

