



Because property is personal with...

The Pines, Wester Bauds, Fochabers, Moray

BELVOIR!

Offers over £340,000



Key Features

- Solar panels
- Air source heating
- Approximately 3/4 an acre plot
- Semi rural
- EPC rating B
- Freehold





This detached house presents a well-proportioned and accommodating residence, ideal for those seeking a spacious family home. Featuring four bedrooms, the property offers generous sleeping accommodation alongside a versatile arrangement that would suit a range of living requirements. The house includes two distinct public rooms, providing formal and informal living or entertaining spaces that can be tailored to individual preference.

A notable feature of the property is its private garden of approximately 1/3 of an acre, affording an outdoor retreat for relaxation and recreation. The inclusion of a garage provides secure parking and additional storage, enhancing the practical appeal of the home. The property benefits from air source heat pump heating, contributing to the overall energy efficiency and offering a modern approach to climate control. The house is offered with freehold tenure, providing certainty and security of ownership.

Situated close to Lhanbryde and Fochabers and around 6 miles to Elgin, this location combines the benefits of rural living with access to the scenic landscapes and local amenities for which the area is known. The community is well-regarded and provides an attractive setting, while transport connections and comprehensive services are all within easy reach.

Entrance hallway

The property is entered by uPVC door into a bright L shaped hallway.

Access to the large floored loft area (which could be converted in to further accommodation subject to planning)

Fitted carpet.

Ceiling light fittings.

Central heating radiators.

Lounge 4.9m x 4.8m (16'1" x 15'8")

Well proportioned lounge with bay window looking out across the farmland.

Fitted carpet.

Feature fireplace with electric fire.

Two central heating radiators.

Ceiling light fitting.

Kitchen 4.5m x 4.2m (14'10" x 13'10")

Stylish modern fitted kitchen with a range of wall and base units, ample work surface and kitchen island providing additional storage and seating space.

Built in appliances include a full height fridge and freezer, hob with chimney style extractor above, eye level oven, microwave and a dishwasher.

Laminate flooring.

Sink with drainer.

Ceiling spotlights.

Sunroom 6.3m x 3m (20'8" x 9'10")

Bright spacious sunroom with windows on three sides offering views out to the garden.

French doors lead out to the paved patio area.

Laminate flooring.

Ceiling light fittings.

Central heating radiator.

Guest W.C

Useful guest facilities comprising wash hand basin and toilet.

Frosted window to the rear aspect.

Vinyl flooring.

Central heating radiator.

Ceiling light fitting.





Laundry Room

Great storage and worktop area with plumbing for a washing machine and space for a tumble dryer.
Window to the side aspect.
Vinyl flooring.
Central heating radiator.

Bedroom 1 3.5m x 3.4m (11'6" x 11'2")

Double bedroom with window to the rear aspect.
Ceiling light fitting.
Central heating radiator.
Fitted carpet.

Bathroom

Contemporary four piece bathroom comprising walk in shower enclosure, vanity storage with inset wash hand basin, toilet and bath tub.
Window to the rear aspect.
Fully tiled.
Ceiling spotlights.
Central heating radiator.

Bedroom 2 3.5m x 3.4m (11'6" x 11'2")

Double bedroom with window to the rear aspect.
Ceiling light fitting.
Central heating radiator.
Fitted carpet.

Principle bedroom 4m x 3.5m (13'1" x 11'6")

Double bedroom with bay window to the front aspect overlooking the front garden and surrounding farmland.
Fitted carpet.
Central heating radiator.
Ceiling light fitting.
Built in double wardrobe.

Bedroom 4 4m x 2.9m (13'1" x 9'6")

Front facing double bedroom with built in double wardrobe.
Central heating radiator.
Ceiling light fitting.
Fitted carpet.

Garage

Single garage with up and over door.
Power and light.
Separate workshop area to the rear.



Gardens

Set within grounds extending to approximately one-third of an acre, the property benefits from an appealing outdoor environment, featuring mature fruit trees and thoughtfully positioned patio areas. The combination of established planting and dedicated seating spaces creates a charming setting in which to relax, entertain and enjoy the gardens throughout the seasons.





