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LAW PRACTICE

4 Woodside Road Fochabers IV32 7HD
£270,000 offers over

Property summary

Three Bedroom Detached Family Home with Sun Room

Double Glazing, Gas Central Heating, Garage, Driveway & Garden

Council Tax Band Currently D , EPC Band D

Full details

Moray is renowned as being one of the sunniest and driest counties in Scotland and has a wide range of excellent places to stay, eat and shop. The county is famed for its breathtaking scenery, long sandy beaches, wildlife, and provides wonderful leisure and recreational opportunities, including golf and angling. The village of Fochabers lies along the banks of the River Spey, known for its salmon fishing and riverside walks. The village has strong sense of community and is home to Speyfest, an annual traditional and contemporary music festival. Local amenities include a Co-op, cafés, independent shops, a health centre, and both primary and secondary schools.

Ideally located just off the A96, Fochabers provides excellent commuting links. Elgin, approximately 10 miles away, offers a wide selection of supermarkets, shops, leisure facilities, and a railway station with connections to Inverness and Aberdeen. Inverness Airport is also just over an hour's drive away, with regular flights to destinations across the UK.

4 Woodside Road is a detached family home over two floors, the accommodation comprises; ground floor, vestibule, hall, living room, dining kitchen, rear vestibule, utility, bathroom, dining room, sun room and ground floor double bedroom; first floor 2 double bedrooms & shower room. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.

The property is accessed via a uPVC glazed door into the vestibule which houses the electric meter, a glazed door opens into the carpeted hall which accesses the living room, dining kitchen, bathroom, dining room and ground floor double bedroom. A hall cupboard provides storage. The living room accessed via a glazed door is a lovely bright room with a large window enjoying a view over the front garden. The staircase to the first floor is located within the living room.

The dining kitchen is accessed from both the living room and the hall. The kitchen is fitted with a selection of base and wall mounted units with contrasting worktop and tiled splashback. Integrated appliances include an electric oven, gas hob with extractor, and dishwasher. The fridge will also remain. A 1 ½ sink with drainer and mixer tap sits below a window overlooking the rear garden. Further storage is provided via a shelved pantry cupboard and the kitchen has

Type: Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 3

Parking: Driveway

Outside Space: Front Garden, Rear Garden

Council Tax Band: D

ample space for a dining set. The kitchen accesses the rear vestibule via a glazed door, which in turn accesses a glazed exterior door to the rear garden, the utility room and door into the garage. The utility houses the boiler, and has further storage units, a stainless steel sink and the washing machine which will also remain.

The dining room sits across the hall and has a window overlooking the rear garden, storage is found within the dining room via a built-in cupboard. A glazed door from dining room opens into the sun room which is a wonderful spot from which to enjoy the garden.

The bathroom is fitted with a white three piece suite consisting of wc, handbasin set within a vanity unit and bath with electric shower over. The bathroom has wall mounted accessories and a frosted window to the rear.

The ground floor bedroom is front facing, is a good sized double and has built-in wardrobes.

The staircase from the living room leads to a large landing which is an ideal spot for a home office with light provided by the roof window. The landing accesses the two further double bedrooms, shower room and a large cupboard. Both bedrooms have dormer windows to the front with fitted carpets. Bedroom 2 has a built-in cupboard. Between both bedrooms is the shower room which is fitted with a white suite consisting of wc, bidet, handbasin and shower cubicle with electric shower. Built-in cupboards provide storage and a roof window provides light. A wall mounted towel rail and accessories finish the room.

Outside

The property sits within a large plot with a gravel drive leading to the garage. The garage has an electric door, power and light. The front, side and rear gardens have been well maintained, with areas of lawn, established planting, a patio area, greenhouse, garden shed and a summerhouse. The summerhouse has uPVC double doors and windows and has both power and light. Outside lighting and tap.

Living Room	3.95 x 5.45m	Bedroom 2	5.10 x 2.98m
Dining Kitchen	3.20 x 4.10m	Bedroom 3	5.10 x 3.48m
Utility	1.70 x 1.72m	Shower Room	2.05 x 3.30m
Bathroom	1.85 x 2.80m		

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Dining Room	3.20 x 3.65m
Sun Room	3.20 x 2.43m
Bedroom 1	3.34 x 3.66m

Important Information

These particulars do not constitute any part of an offer or contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of each statement contained in these particulars. No warranty is provided for any appliances which remain.

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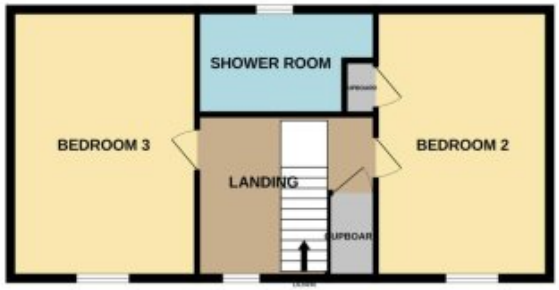




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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