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LAW PRACTICE

79 Castlehill Road, Fochabers, IV32 7JZ
£185,000 offers over

Property summary

VIRTUAL TOUR COMING SOON

Four Bedroom End Terrace Family Home

Double Glazing, Gas Central Heating, Private Garden

Council Tax Band Currently D , EPC Band C

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.

79 Castlehill Road is a large modern family home over two floors, the accommodation comprises; ground floor, hall, living room, dining kitchen, utility, wc; first floor 4 double bedrooms one with ensuite & family bathroom. 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 hall which accesses the dining kitchen, cloakroom and carpeted staircase to the first floor. A glazed door from the hall accesses the large dining kitchen which is a dual aspect room with windows to the front and rear. The proportions of this room are ideal for family living with space for a large dining set.

The modern kitchen is fitted with a selection of base and wall mounted units with contrasting worktop and splashback. A large kitchen island sits in the middle of the kitchen area offering informal dining with additional cupboard space. Integrated appliances include an electric double oven, five ring gas hob with cooker hob & extractor above, and a dishwasher. A 1 ½ stainless

Type: End Of Terrace House

Availability: For Sale

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: D

steel sink with drainer and mixer tap sits below the window overlooking the rear garden. The kitchen opens into the utility which houses the boiler, further worktop space, wall mounted shelving and plumbing for a washing machine. A uPVC exterior door leads out from the utility into the garden.

From the kitchen the large living room is accessed via a glazed door. The living room is also dual aspect making this a bright room. The living room has a wooden fire surround with stone hearth housing a gas fire. uPVC french door open onto a patio in the rear garden. The living room has a built-in window seat offering storage below and is finished with a fitted carpet.

The downstairs toilet in the hall comprises a white wc and handbasin.

The first floor landing accesses all 4 bedrooms and the family bathroom which is fitted with a white three piece suite consisting wc, floating handbasin with drawer vanity and bath with mains shower over. The bathroom has aqua panelling with a coordinating laminate floor. The bathroom is finished with a chrome towel rail, wall mounted mirror and has a frosted window to the rear.

All four bedrooms are doubles with the principal bedroom offering walk-in wardrobes and an ensuite. This bedroom is rear facing and enjoys country views. Two built-in wardrobes have bi-fold doors with one shelved and the second with hanging rails. Between the two wardrobes is the ensuite shower room which has a frosted window to the side. The ensuite is fitted with a white suite consisting wc, handbasin with vanity below and shower cubicle with electric shower and aqua panelling.

Bedrooms 2 & 3 are both front facing double rooms with Bedroom 2 having a built-in cupboard. Both are finished with fitted carpets. Bedroom 4 is rear facing enjoying the countryside view and also has a deep storage cupboard with hanging rail and shelving.

Outside

The property sits in a corner plot, the front garden is laid to stone chips and a gate opens to the rear garden which is laid with lawn and stone chips. A timber shed offers garden storage.

Living Room	8.40 x 4.45m	Bedroom 1	4.13 x 4.48m
Dining Kitchen	6.50 x 4.07m	Ensuite	2.41 x 3.44m
Utility	2.14 x 1.75m	Bedroom 2	2.72 x 4.97m
WC	1.31 x 1.80m	Bedroom 3	2.68 x 4.48m

Type: End Of Terrace House

Availability: For Sale

Bedrooms: 4

Bathrooms: 2

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Outside Space: Front Garden, Rear Garden

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Bedroom 4	2.77 x 3.08m
Bathroom	1.65 x 2.75m

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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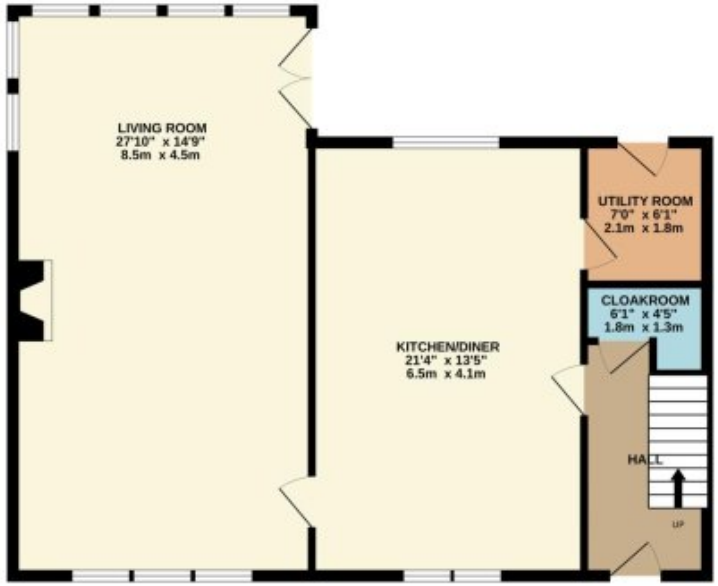




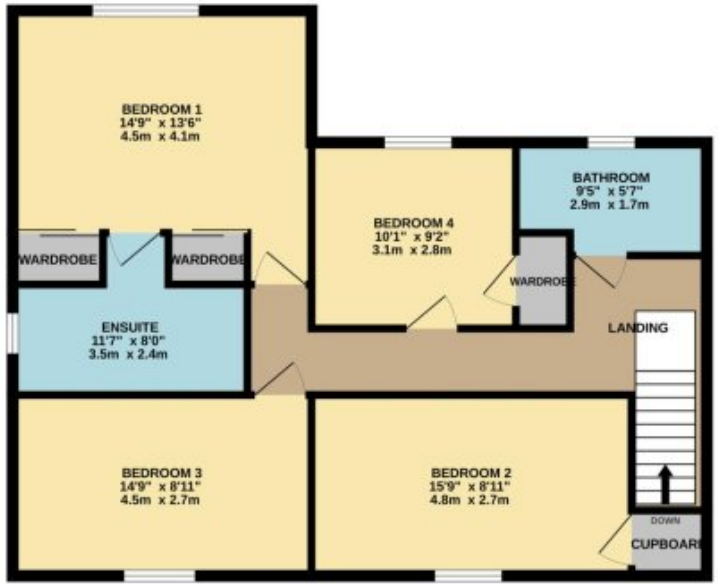




GROUND FLOOR



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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