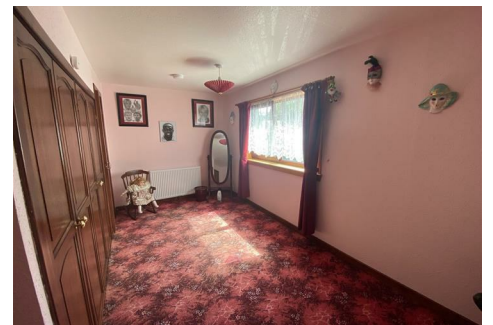




**Harper
Macleod LLP**
Estate Agents & Solicitors



72 South Street, Fochabers, IV32 7EF

Offers over £100,000

Two bedroom mid-terraced house situated in the popular Village of Fochabers. The accommodation comprises entrance hallway, hallway, lounge, kitchen, two bedrooms and bathroom. The property further benefits from double glazing, newly installed gas central heating system, on-street parking and rear garden.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE HALLWAY

10'7" x 2'9" (3.25m x 0.85m)



UPVC door and glazed side panels; ceiling light fitting; fitted carpet; door to inner hallway; door to lounge.

INNER HALLWAY

6'3" x 3'11" (1.93m x 1.21m)



Ceiling light fitting; fitted carpet; built-in spacious under-stair storage cupboard; further built-in cupboard housing the electric consumer units; door to kitchen.

LOUNGE

19'2" x 10'5" (5.85m x 3.18m)



Double aspect to front and rear; ceiling light fitting; fitted carpet; door to kitchen.

KITCHEN

9'0" x 9'0" (2.76m x 2.75m)



Door & window to rear; ceiling light fitting; vinyl flooring; slot-in electric cooker with four ring hob; space for free standing fridge freezer; plumbing and space for washing machine.

STAIRCASE & LANDING
6'7" x 4'6" (2.02m x 1.38m)



Ceiling light fitting; fitted carpet; hatch to loft space.

BATHROOM
6'7" x 5'7" (2.01m x 1.71m)



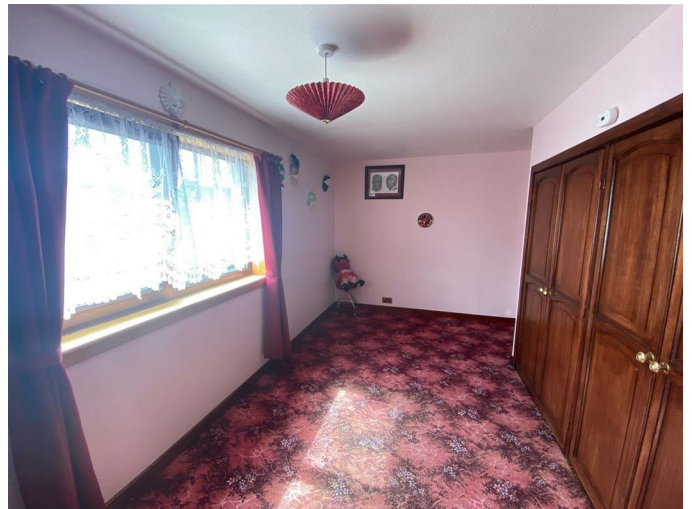
Window to rear; fitted carpet; WC; vanity mounted sink; bath with Triton electric shower above.

BEDROOM 2
9'7" x 9'3" (2.94m x 2.82m)



Window to rear; ceiling light fitting; fitted carpet; triple built-in wardrobes.

BEDROOM 1
15'3" x 7'7" (4.65m x 2.33m)



Window to front; ceiling light fitting; fitted carpet; two sets of double built-in wardrobes; built-in storage cupboard housing Vaillant gas central heating boiler.

OUTSIDE



There is on-street parking to the front of the property. The rear of the property has a shared paved pathway leading to the fully enclosed garden which is fully paved with a gravel border; spacious stone-built store.

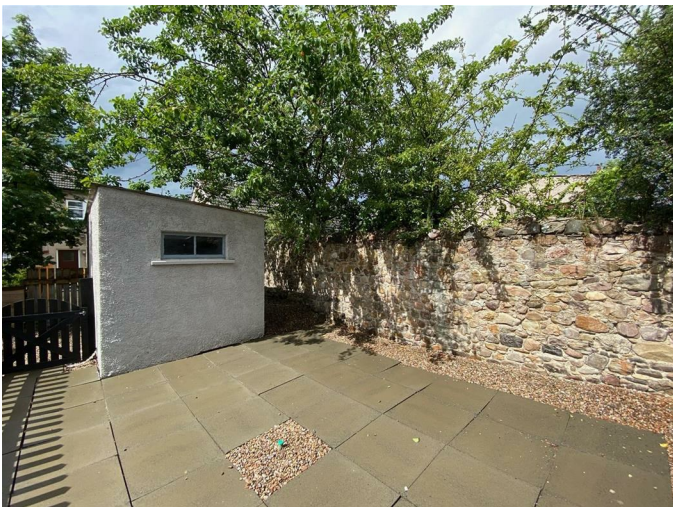
NOTES

Included in the asking price will be all carpets and fitted floor covering, all light fittings, all curtains and poles, all bathroom fittings, the slot-in cooker in the kitchen and the stone-built store in the garden.

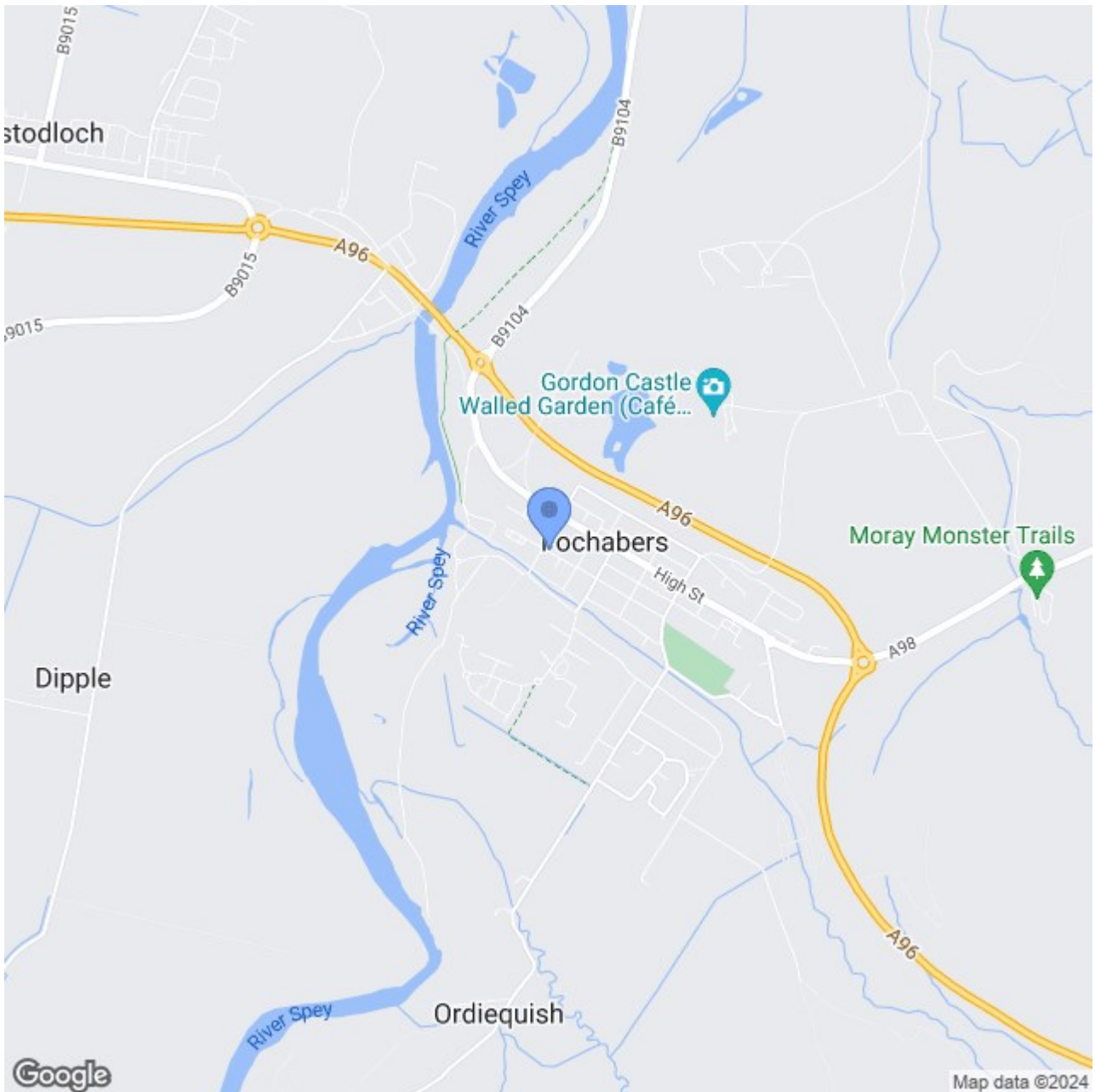
Gas central heating system installed February 2023 with a 7 year warranty.

Council Tax Band: A

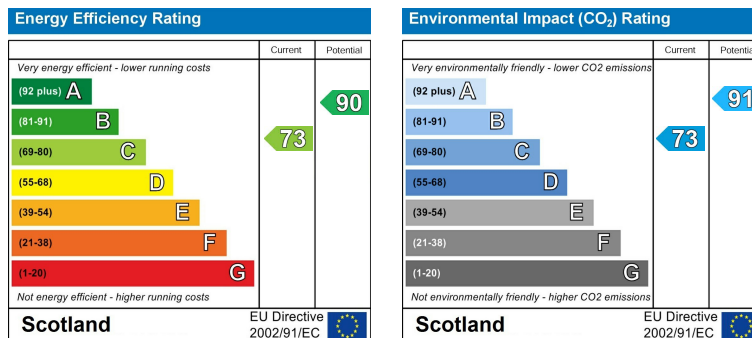
Viewings: Contact Selling Agent on 01343 555150



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagency.comoray.co.uk>