



53 Pinewood Road, Fochabers, IV32 7JU
Offers over £280,000

Detached family home situated in a popular residential area in the village of Mosstodloch and within walking distance of the local primary school. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, utility, four double bedrooms, study, family bathroom & shower room. The property which is in excellent order throughout, further benefits from double glazing, gas central heating, driveway, garage and front & rear gardens.

ENTRANCE VESTIBULE

5'0" x 3'1" (1.54m x 0.96m)

Wooden & glazed door with glazed side panel; laminate flooring; built-in cupboard housing the electric consumer units; wooden & glazed door & window into hallway.

HALLWAY

16'1" x 14'4" (4.91m x 4.38m)



Ceiling light fitting; laminate flooring; two built in shelved storage cupboards; leads to bedroom 3, lounge, bathroom, bedroom 4 and dining kitchen.

BEDROOM 3

12'0" x 8'7" (3.66m x 2.64)



Window to front; ceiling light fitting; two wall light fittings; fitted carpet; full wall of built-in wardrobes, fitted bed with bedside tables, additional fitted chest of drawers & shoe storage/wardrobe.

LOUNGE

16'7" x 11'6" (5.08m x 3.52m)



Window to front; ceiling light fitting; two wall light fittings; laminate flooring; fireplace with gas fire.

BATHROOM

11'8" x 6'0" (3.57m x 1.85m)



Window to side; inset ceiling spotlights & extractor; fully tiled modern four piece suite comprising vanity sink, WC, bath & shower cubicle with Crosswater digital shower; wall mounted mirror with lighting & shaver points; underfloor heating; chrome wall mounted towel radiator.

BEDROOM 4

11'1" x 9'5" (3.39m x 2.88m)



Window to rear; ceiling light fitting; fitted carpet; double built-in wardrobe; wooden panelled feature wall.

DINING KITCHEN & UTILITY

14'0" x 20'5" (4.27m x 6.23m)



"L" shaped room; two windows to rear; inset ceiling spotlights; laminate flooring; modern fitted kitchen in white high gloss; built-in double electric Neff oven & grill; Neff induction hob & hood; Neff integrated dishwasher; LG washing machine & tumble dryer; Samsung American style fridge freezer; two built-in shelved storage cupboards, one housing Glow-Worm combi boiler; staircase to first floor; wooden & glazed door to rear garden.

STAIRCASE & LANDING

11'4" x 6'4" (3.46m x 1.94m)



Velux window to rear; ceiling light fitting; fitted carpet; leads to bedroom 1, shower room, study & bedroom 2.

BEDROOM 1

15'2" x 11'10" (4.64m x 3.61m)



Velux window to front; ceiling light fitting; inset spotlights above mirror on built-in dressing table area; fitted carpet; two built-in wardrobes.

SHOWER ROOM

8'6" x 5'4" (2.61m x 1.64m)



Ceiling light fitting; inset ceiling spotlight; extractor; vinyl flooring; WC, pedestal sink, bidet and shower cubicle with Triton electric shower; chrome wall mounted towel radiator.

STUDY

8'7" x 6'7" (2.63m x 2.03m)



Velux window to front; ceiling light fitting; fitted carpet.

BEDROOM 2

15'1" x 9'11" (4.62m x 3.03m)



Velux window to front; ceiling light fitting; fitted carpet; hatch to loft space; two doors giving access into eaves.

GARAGE

Detached single garage; up & over door; power & light; personnel door to the rear garden.

OUTSIDE



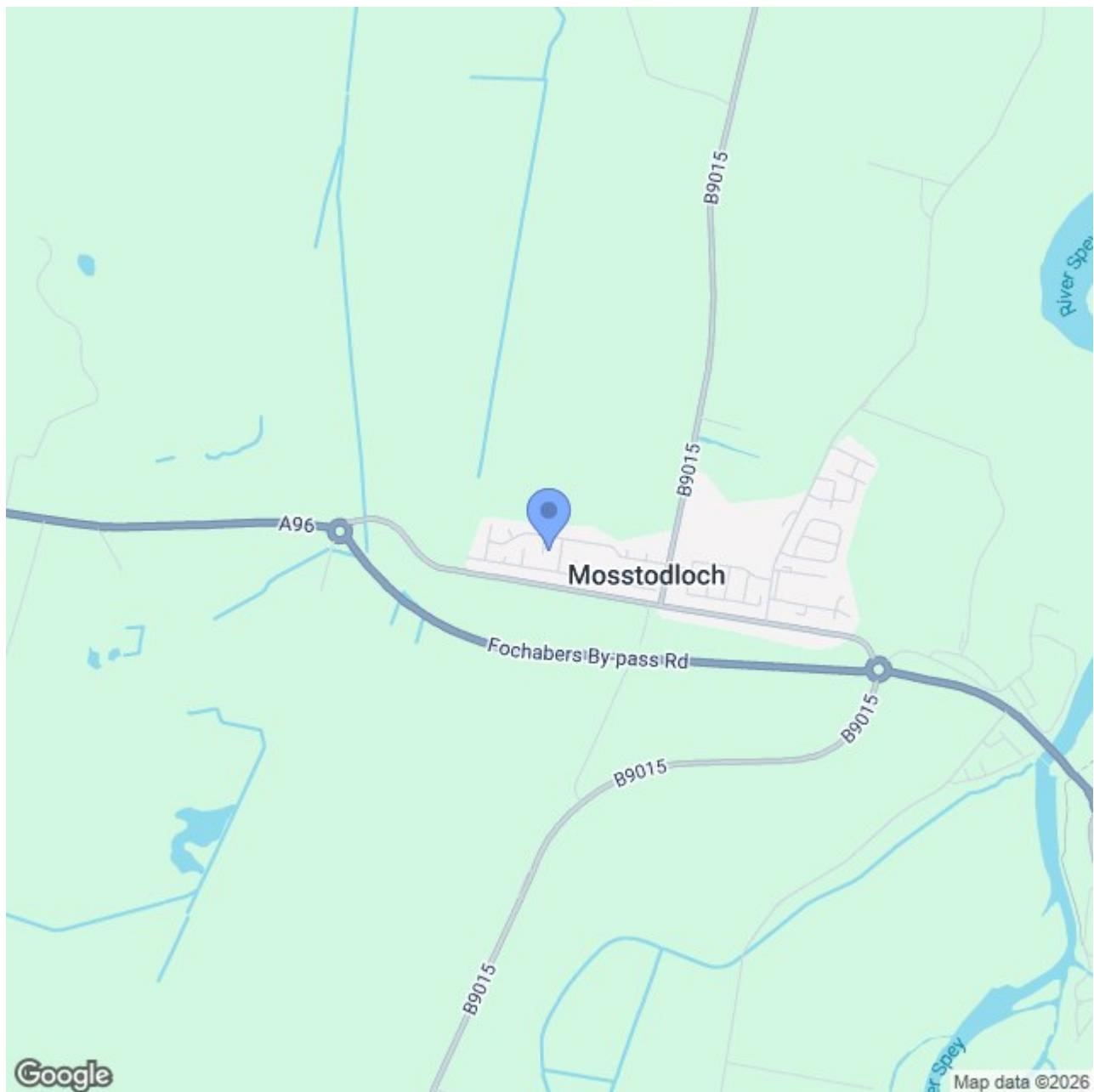
There is a driveway to the front providing off street parking & leading to the garage; outside water tap. The fully enclosed front garden is laid to lawn, gravel & loc-bloc paving. There is gated access to the rear from both sides of the property. The rear garden, which is also fully enclosed, is laid to a mix of lawn with a large paved patio area; wooden garden shed; rotary clothes dryer.

NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings & shades, all bathroom & shower room fittings, the oven, grill, hob & hood, washing machine, tumble dryer, american style fridge freezer in the kitchen and the rotary clothes dryer in the garden.



Area Map



Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	

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