



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **Cedar Cottage, Inchberry Road, Fochabers, IV32 7QA** **Offers over £250,000**

Cedar Cottage is a charming two-bedroom detached cottage situated in an elevated position within a generous plot on the outskirts of Fochabers. The property enjoys stunning views over the River Spey and the surrounding countryside, offering an idyllic semi-rural setting whilst within easy reach of local amenities. The accommodation comprises: entrance porch, hallway, lounge, sun room, kitchen, cloakroom, two double bedrooms and shower room. The property further benefits from double glazing, gas central heating, garage and driveway providing off-street parking and landscaped garden grounds.

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### ENTRANCE PORCH

UPVC entrance door; window to front; ceiling light fitting; fitted carpet; wooden & glazed door to hallway.

### HALLWAY

Two built-in storage cupboards; further built-in double storage cupboard housing hot water cylinder; hatch to fully floored and insulated loft space with Ramsay ladder; ceiling light fitting; fitted carpet.

### LOUNGE

15'8" x 11'6" (4.79m x 3.51m)

Window to front with stunning views over the River Spey and beyond; fireplace with gas fire; ceiling light fitting; fitted carpet; wooden & glazed door with glazed side panels and leading to sun room.

### SUN ROOM

12'8" x 8'3" (3.88m x 2.52m)

Full glazing to side; window to front; ceiling light fitting; fitted carpet; door to rear vestibule; door to kitchen.

### KITCHEN

14'11" x 8'7" (4.55m x 2.63m)

Windows to rear and side; fitted kitchen; slot in Zanussi cooker; hood; integrated fridge freezer; Bosch washing machine; Vulcan Continental gas central heating boiler; walk-in pantry with window to rear, light and shelving; two ceiling strip lights; tile effect vinyl flooring; door to sun room.

### BEDROOM 1

13'0" x 11'11" (3.98m x 3.64m)

Window to front; fitted bedroom furniture; ceiling & wall light fittings; fitted carpet.

### BEDROOM 2

13'0" x 11'11" (3.98m x 3.64m)

Window to side; double built-in wardrobe; fixed vanity mounted sink with mirror and strip light above; ceiling & wall light fittings; fitted carpet.

### SHOWER ROOM

9'6" x 5'7" (2.90m x 1.72m)

Window to rear; double shower cubicle with Mira electric shower; WC; vanity mounted sink with base & wall units; fixed mirror; ceiling light fitting; two wall mounted heated towel radiators; fitted carpet.

### REAR VESTIBULE

UPVC & glazed door to rear garden; ceiling light fitting; wood effect vinyl flooring; door to guest WC.

### CLOAKROOM

5'2" x 3'6" (1.60m x 1.09m)

Window to rear; WC; vanity mounted sink; fixed storage unit; housing the electric consumer units.

### DETACHED GARAGE

Up and over door; windows to both sides; personnel door to side; fully insulated; currently set up as a workshop with fitted workbenches and units; ceiling strip light; door to separate store room.

### OUTSIDE

A tarmac driveway provides off-street parking for several cars and leads to the garage.

The garden grounds have been thoughtfully landscaped with gravelled and paved pathways connecting areas of lawn, rockery, planting beds and a variety of fruit trees, mature shrubs & plants, including a mature grape vine & peach tree in the greenhouse; clothes poles & ropes.

### NOTES

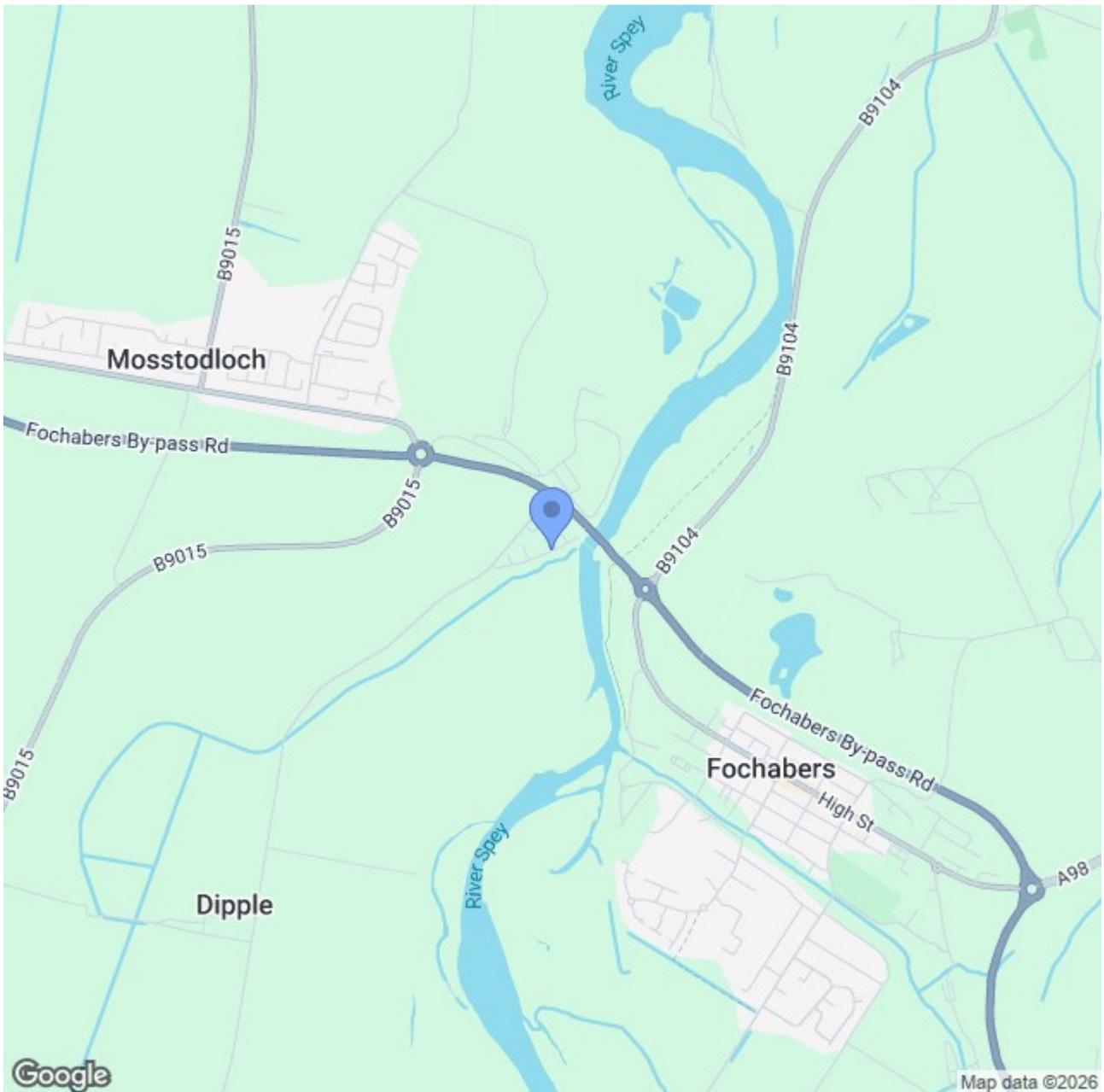
Included in the asking price will be all carpets and fitted floor coverings, all blinds, all light fittings, all bathroom and guest WC fittings, the slot-in cooker, integrated fridge freezer and washing machine in the kitchen, the fitted furniture in bedroom 1 and the greenhouse and clothes poles & ropes in the garden.

This property is of non-standard timber construction and may not be suitable for mortgage lending with certain providers.

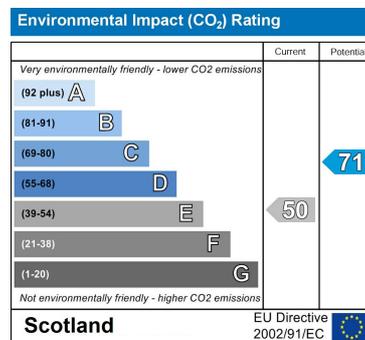
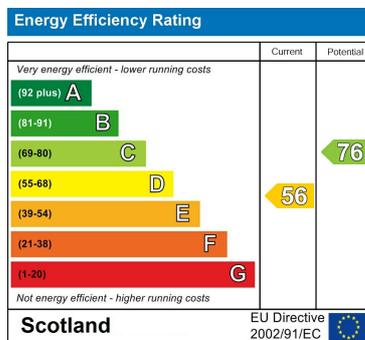
Council Tax Band: D

Viewings: Contact selling agent

## Area Map



## Energy Efficiency Graph



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