



**Harper
Macleod LLP**
Estate Agents & Solicitors



22 Maxwell Street, Fochabers, IV32 7DE

Offers over £195,000

Traditional mid-terraced house extended and modernised by the current owner and situated in the heart of the popular village of Fochabers. The accommodation comprises on the ground floor: entrance hallway; lounge; kitchen; study/single bedroom; shower room and on the first floor two further bedrooms (one en-suite) The property further benefits from a good size garden to the rear.

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ENTRANCE HALLWAY

Entrance door; wood effect flooring; inset ceiling spotlights and wall light fittings.

LOUNGE

15'0" x 14'5" (4.58m x 4.40m)

Windows and French doors overlooking the rear garden; windows to either side; inset ceiling spotlights; wood effect flooring.

KITCHEN

15'2" x 8'8" (4.64m x 2.65m)

Double aspect to front and rear; fitted kitchen in painted wood effect; built-in single electric oven, 4 ring gas hob and hood; integrated dishwasher and washing machine; fixed breakfast bar with ceiling light fitting above; inset ceiling spotlights; wood effect flooring.

SHOWER ROOM

8'7" x 6'6" (2.62m x 2m)

Window to rear; sink; WC and shower cubicle with mains shower; Chrome towel radiator; inset ceiling spotlights; wood effect flooring.

STUDY/BEDROOM 3

8'7" x 8'4" (2.64m x 2.56m)

Window to front; fitted carpet; inset ceiling spotlights.

STAIRCASE AND LANDING

Roof window to front; cupboard housing the gas central heating boiler; wall light fittings; fitted carpet.

BEDROOM 1

14'2" x 8'0" (4.33m x 2.45m)

Double aspect to front and rear; inset ceiling spotlights; fitted carpet.

EN-SUITE SHOWER ROOM

7'10" x 5'6" (2.39m x 1.68m)

Velux window to front; sink; WC and shower cubicle with mains shower; inset ceiling spotlights; wood effect flooring.

BEDROOM 2

14'6" x 5'11" (4.42m x 1.81m)

Double aspect to front and rear; inset ceiling spotlights; fitted carpet.

OUTSIDE

There is a good size garden to the rear of the property which is mainly lawn and bordered with mature shrubs and trees.

There is pedestrian right of access for number 22 across the

rear of number 20 Maxwell Street and across number 22 to number 24.

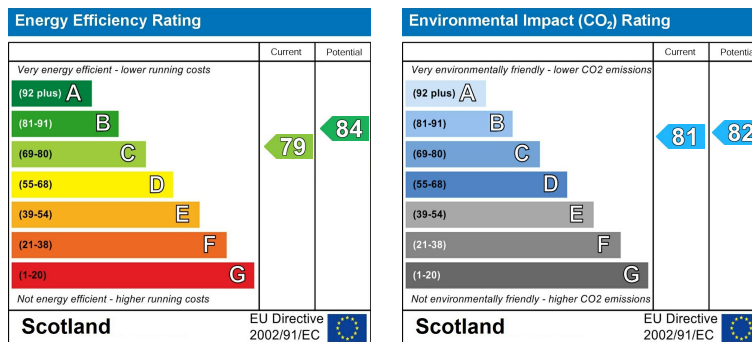
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all shower room and en-suite fittings; the electric oven, gas hob, hood, integrated dishwasher and washing machine in the kitchen.

Area Map



Energy Efficiency Graph



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