



**3 SPEY AVENUE
FOCHABERS, IV32 7QR**

PRICE GUIDE £175,000

24 Batchen Street / Elgin / Moray / IV30 1BH Tel: **01343 564123** Fax: 01343 564129 email: enquiries@abands.uk.com

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- **Viewing**

By appointment with  on 01343 564123.

Extended semi-detached property with good family accommodation over two floors comprising; Entrance Vestibule, Lounge, Dining Kitchen, Conservatory, Utility Room and Guest WC. Integral garage. On upper floor there is a master bedroom with ensuite shower room, family bathroom, two further double Bedrooms and single Bedroom or Study. Enjoying a quiet cul de sac situation within this popular residential area of Fochabers known as Milnecroft – ideally placed for Milnes High School and an easy walk into the town. This desirable property benefits from a lovely situation with sunshine to the front of the house in the morning and the rear of the house in the evening.

- **Entrance Vestibule**

Ceiling light, dado rail to half height, wood effect vinyl flooring and radiator. Staircase to the upper floor. Door to lounge.

- **Lounge** **3.85 m x 4 m**

Nicely proportioned room with the double windows to the front, radiator below Central ceiling light, coving, carpet and opening to dining kitchen.

- **Dining Kitchen** **2.5 m x 4.8m**

Attractive open plan arrangement - kitchen with good range of fitted units with sink and drainer, wood effect work surfaces and splashback tiling. Door to the Utility. Wall mounted Vaillant central heating boiler. Three-way spotlight, radiator and vinyl flooring. Dining area to other end with ample room for table and chairs. Walk-in understair storage cupboard with fitted shelving. Glazed door to conservatory.

- **Conservatory** **3.2m x 3 m**

Lovely conservatory with windows all round and low height walls. Door through to the garden with blinds in place. Wall and ceiling lights with fan. Carpet and radiator.

- **Utility room** **1.5m x 2.5m**

Fitted utility room with sink and cupboards, work surfaces. Rear facing window, splashback tiling, space for washing machine, three track spotlight and radiator. Vinyl flooring. Radiator.

- **WC** **1 m x 1.5 m**

WC, corner wash hand basin, splashback tiling, ceiling light and Xpelair. Fitted shelving, radiator and vinyl flooring.

- **Upper floor**

Staircase leads to L shaped upper landing. 3 ceiling lights. Hatch to loft. 2 good storage cupboards. Carpet.

- **Bathroom** **2 m x 1.8m**

Suite comprising bath, wash hand basin and WC, mains shower fitted over bath with shower screen in place. Tiling around wet areas, decorative rear facing opaque window, ceiling light, radiator and tile effect vinyl flooring.

- **Bedroom 2** **2.7 m x 2.8m**

Rear facing window with blind and radiator below. Ceiling light, carpet. Wardrobe with shelf and hanging rail.

- **Bedroom 3** **2 m x 3.85 m**

Double front facing window with blinds in place and radiator below. Ceiling light and carpet. Excellent fitted triple width wardrobe.

- **Study/Snug** **1.53 m x 3.5m**

Rear facing window, radiator below. Ceiling light, carpet. Recess with shelving.

- **Master Bedroom** **3.45m x 4.25 m**

Attractive master bedroom. Partial coombed ceiling, two large velux windows affording good natural light, 2 double wardrobes. Four -way track spotlight, radiator and carpet.



- **En Suite Shower Room** 1.8 m x 2.35 m

Generous shower room with rear facing opaque window, wash hand basin, wc and shower cubicle with wet wall panelling and large Mains shower with double shower head. Ceiling light, vinyl flooring and radiator.

- **Garden**

The front garden is laid in low maintenance gravel chips with paving slabs for off-street parking. Attractive mature Apricot tree within a central island. Pathway to the front door.

The rear garden is fully enclosed with high timber fencing on stonewalls and laid to lawn with patio area large timber shed.

- **Garage** 3.54m x 4.78m extending to 8.65m

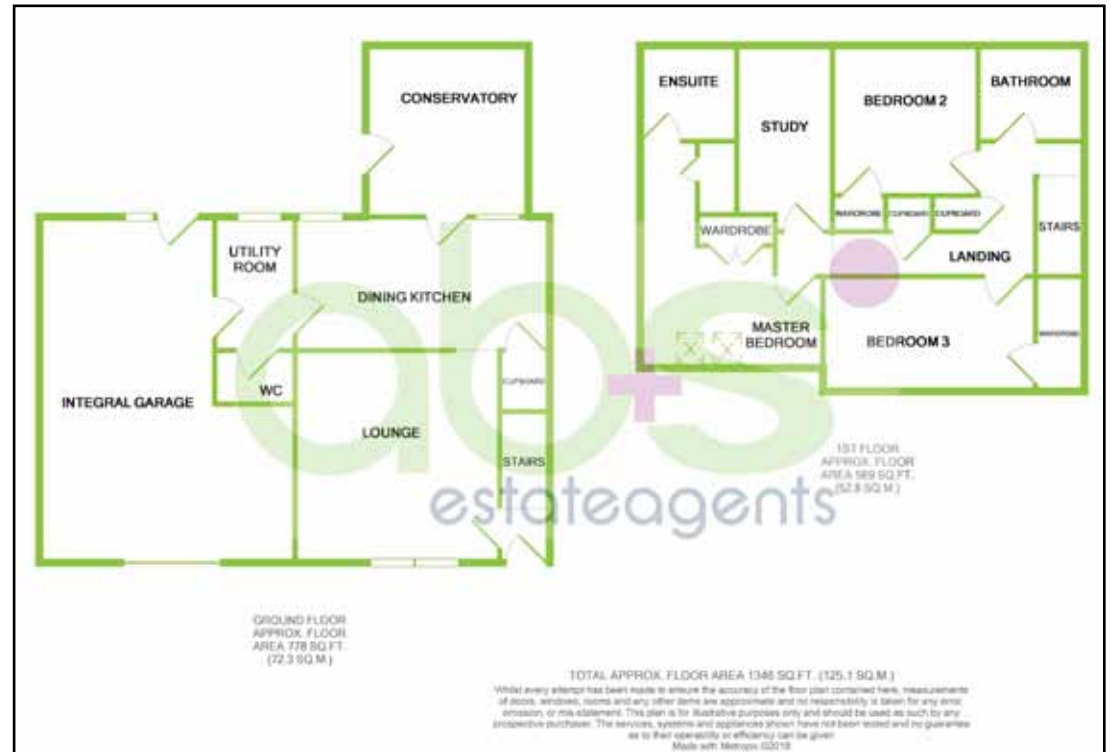
Large garage with electronic door and great utility area with fitted shelving, units and worktop. 2 fluorescent lights and power. Door to back garden. Window.

- **Fixtures and fittings**

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price.

- **Home Report Information**

Home Report valuation as at April 2018 is £175,000, EPI rating C and Council Tax Band D.



- All measurements and distances are approximate.
- Floorplans are for illustration purposes and may not be to scale.

1. The selling agents have not tested any appliances, apparatus, fittings or services and so are unable to verify that they are in working order or fit for their purpose. Interested parties are therefore recommended to obtain verification from their surveyor or test the appliances etc. prior to submitting an offer.
2. The information given above while believed to be correct is intended as a guide only and is not guaranteed. The measurements are approximate.
3. A closing date for offers may be fixed and it is therefore most advisable for prospective purchasers to register their interest with the selling agent. We will endeavour to notify purchasers' solicitors of any closing date, but notwithstanding, the sellers will not be obliged to accept the highest or indeed any offer and have the right to accept an offer at any time or withdraw the property from the market. The sellers will not be liable for any costs incurred by interested parties.
4. For fixed price properties, enquirers should note that the date of entry may be material and any offers subject to survey, subject to finance being obtained, subject to the purchaser's own house being sold or subject to some other suspensive condition may not be considered by the seller.

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a b + s estate agents is the property division of Allan, Black & McCaskie, Solicitors, Elgin and Stewart & McIsaac, Solicitors, Elgin both of whom are members of Moray Solicitors Property Centre

