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13 West Street, Fochabers, IV32 7DJ

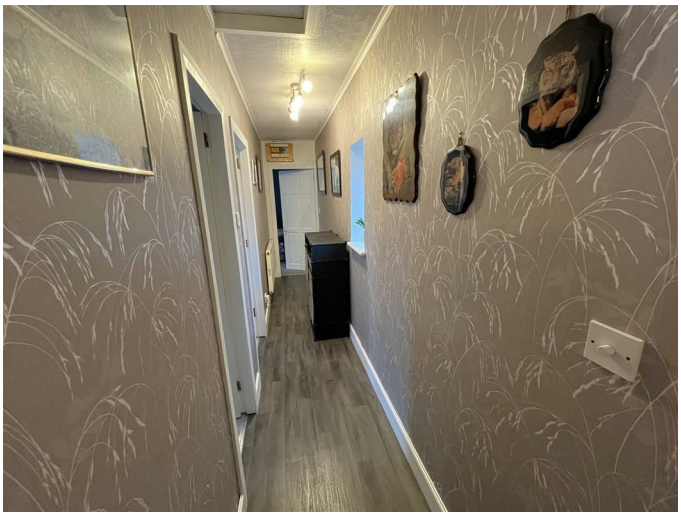
Offers in the region of £140,000

Traditional end terrace bungalow situated in the heart of the sought after Speyside village of Fochabers, within walking distance of lovely countryside walks, the River Spey and local shops and restaurants. The accommodation comprises hallway, lounge, kitchen, two double bedrooms and a shower room. The property further benefits from double glazing, gas central heating and small enclosed garden.

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HALLWAY
17'1" x 3'0" (5.23m x 0.93m)



Window to rear, ceiling light fitting, wood effect flooring, hatch to loft space, wall mounted electric consumer unit.

LOUNGE
14'4" x 13'9" (4.38m x 4.21m)



Window to front , ceiling light fitting, fitted carpet, recessed alcove.

KITCHEN
13'6" x 10'5" (4.13m x 3.18m)



uPVC & glazed entrance door, fitted kitchen in a light grey high gloss, Beko built in electric oven, four ring gas hob, space & plumbing for washing machine & dishwasher, ceiling strip light, tile effect laminate flooring; hatch to loft space.

BEDROOM 1
13'8" x 10'10" (4.19m x 3.32m)



Window to front, ceiling light fitting, fitted carpet.

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BEDROOM 2
10'5" x 10'5" (3.19m x 3.18m)



Window to front, built in double wardrobe. ceiling light fitting, fitted carpet.

SHOWER ROOM
10'3" x 5'11" (3.13m x 1.82m)



Window to front, vanity mounted sink, WC & spacious walk-in shower cubicle with mains fed shower & water fall head, wall mounted bathroom storage, ceiling light fitting; ceramic tile flooring.

OUTSIDE



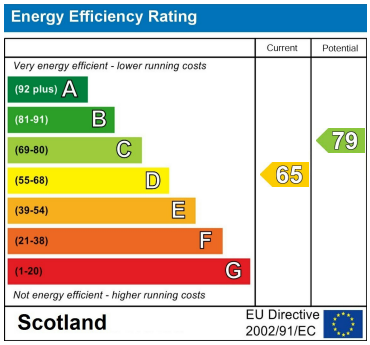
There is a small area of enclosed garden with an area of lawn, loc bloc patio area; rotary clothes dryer and a wooden gate leads onto West Street.

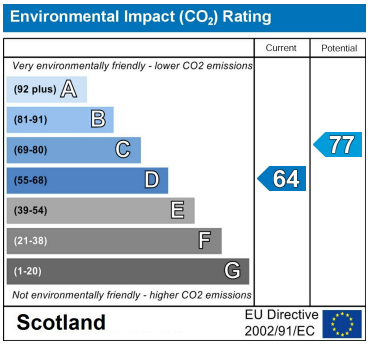
NOTES
Included in the asking price are all carpets, fitted floor coverings, all light fittings, all shower room fittings, the oven & hob in the kitchen and rotary clothes dryer in the garden.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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