



**22 Milne Road, Fochabers, IV32 7HP**  
**Offers Over £135,000**

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estateagents



Excellent semi detached house enjoying a quiet yet convenient situation within the popular town of Fochabers, well situated for schools and amenities.

Great accommodation over 2 floors with generous sized rooms. The current layout is used as a 4 bedroom property which indicates the good degree of flexibility of the space available.

Current accommodation comprises : Entrance Hallway, Guest WC, generous Lounge, Fitted Kitchen with room off, currently used as a bedroom but could be a 2nd sitting room or snug or separate dining room - depending on the needs of the buyer.

Upstairs we have 3 good bedrooms, all with fitted storage, the bathroom and pull down ladder to a good loft space.

Externally the property benefits from a front, side and rear garden with timber shed as well as plenty of accessible street parking.

### Home Report

Home Report valuation as at 25th January, 2021 is £135,000, EPI rating C and Council Tax Band B.

### Fixtures and Fittings

The fitted floor coverings, blinds and light fittings will be included in the sale price along with the timber shed in the garden.

#### Hallway

12'7" x 6'6"/22'11" (3.86 x 2/7)

Well presented Hallway, 2 cupboards. Staircase to upper floor. Pendant light fitting, radiator and laminate wood flooring.

#### Lounge

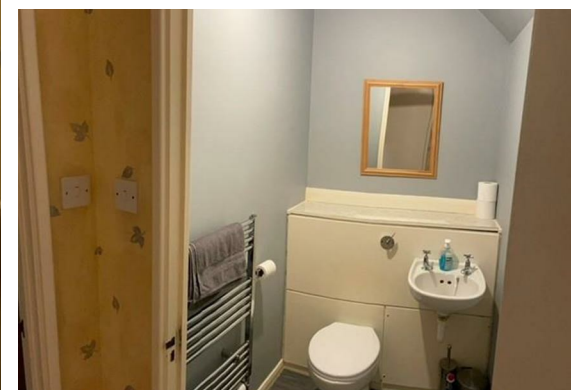
14'7" x 13'7" (4.45 x 4.15)

Great sized social space, double front facing windows. Pendant light, radiator and laminate wood flooring,

#### Fitted Kitchen

7'10" x 12'9" (2.4 x 3.9)

Fair range of fitted units, sink with drainer and work surfaces. Pendant light, radiator and vinyl flooring. Back door, rear facing window. Gas hob, oven and grill.







#### Bedroom 4

8'10" x 9'8" (2.7 x 2.95)

Versatile room, currently a bedroom. Rear facing window. Pendant light, radiator and carpet.

#### Guest WC

3'11" x 5'2" (1.2 x 1.6)

Handy downstairs toilet. Light, Xpelair and vinyl flooring.

#### Upper Floor

Landing with hatch and pull down ladder to generous attic space. Ceiling light, radiator and carpet. Cupboard.



#### Bedroom 1

12'9" x 10'9" max (3.9 x 3.3 max)

Generous double bedroom with great fitted storage fronted by 2 sliding mirrored doors. Pendant light fitting, radiator and carpet.

#### Bedroom 2

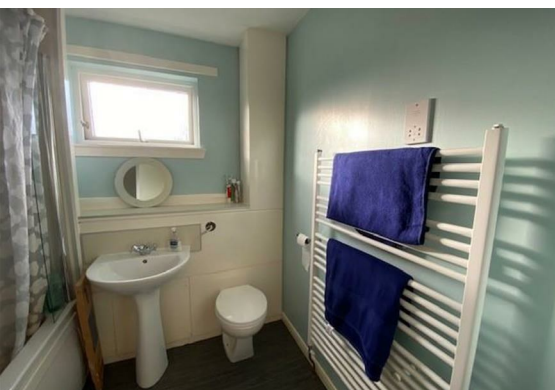
11'11" x 7'10" (3.65 x 2.4)

Generous double bedroom, again with great fitted storage fronted by 2 sliding mirrored doors. Pendant light fitting, radiator and carpet. Rear facing window.

#### Bedroom 3

9'10" x 10'4" (3 x 3.15)

Good sized 3rd bedroom with double wardrobe, 2nd storage cupboard. Pendant light fitting, radiator and carpet.



#### Bathroom

6'10" x 6'6" (2.1 x 2)

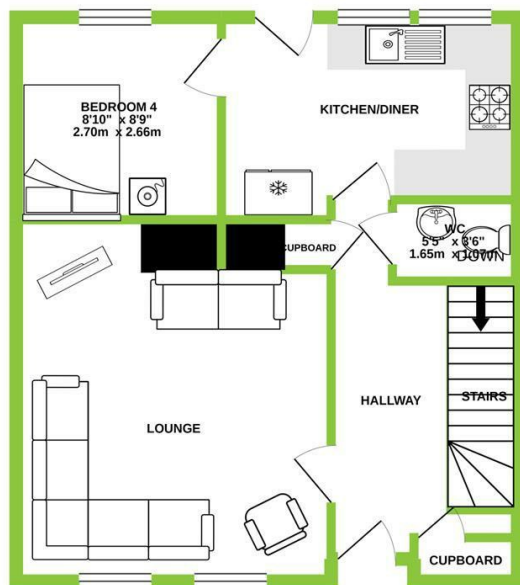
Bathroom with 3 piece suite. Bath with electric Triton shower fitted over, rail and curtain in place. Deep display shelf. Sink and wash hand basin. Rear facing window. Light, vinyl flooring, ladder radiator and Xpelair.



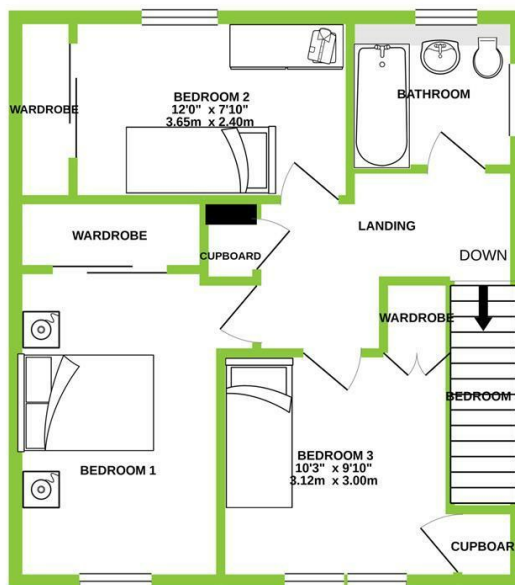
#### Garden

Good sized garden, fully enclosed to the front, side and rear. The front is laid to low maintenance gravel chips and the rear and side laid to lawn and enclosed with timber fencing. Timber shed.

GROUND FLOOR  
512 sq.ft. (47.5 sq.m.) approx.

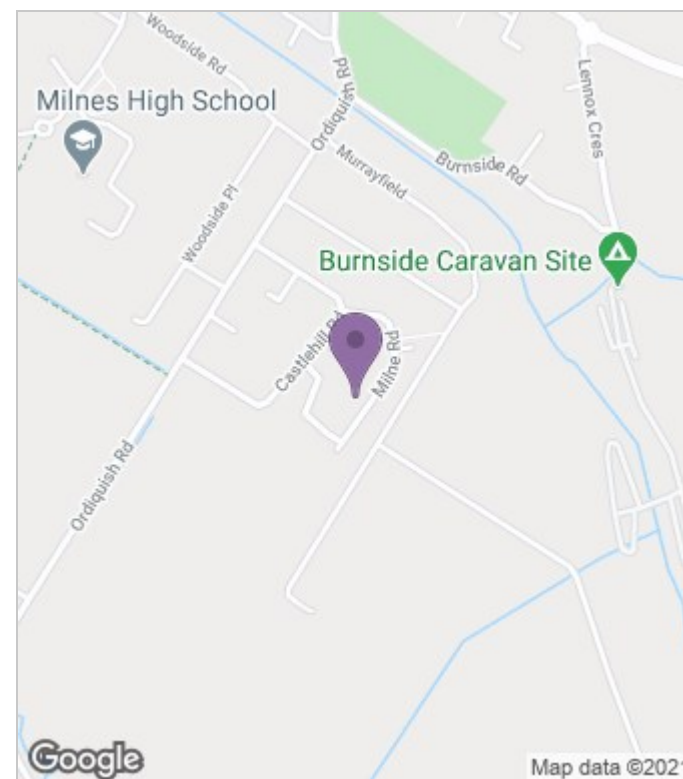


1ST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.




TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC 	

## Viewing

Please contact our Elgin Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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