



6 The Square, Fochabers, IV32 7DF
Offers Over £180,000



Nestled in the charming village of Fochabers, this delightful semi-detached house on The Square offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a well-appointed bathroom and also boasts parking for two vehicles, a valuable asset in this picturesque location.

Fochabers is renowned for its friendly community and stunning surroundings, making it an ideal choice for those seeking a peaceful lifestyle while still being within easy reach of local amenities. This property presents a wonderful opportunity to create a home in a lovely setting. Don't miss your chance to view this charming residence.

Entrance Hall

Doors to the Lounge and Bathroom. Staircase to the upper floor. Coat hooks, radiator, light fitting and laminate flooring.

Lounge

12'2" x 15'5" (3.71m x 4.72m)
Window to the front of the property, fitted with blinds. A wood-burning stove with tiled surround and hearth, and a wooden mantelpiece is the focal point of the room. Pendant light, radiator and laminate flooring.

Kitchen

13'3" x 6'7" (4.04m x 2.03m)
Well-appointed kitchen fitted with grey base and wall-mounted units. There is an integrated slimline dishwasher, oven, grill, hob with extractor hood, and a fridge freezer. Three windows to the rear, fitted with blinds, providing plenty of natural light. One and a half bowl sink and drainer. Breakfast bar for casual dining. Radiator, laminate flooring and recessed spotlights. Door to:-

Utility Room

5'6" x 4'10" (1.69m x 1.49m)
Wall-mounted cupboard, spaces for washing machine and tumble dryer with work surface above. Gas boiler, recessed downlighter and door to rear garden.





Bathroom

6'4" x 7'7" (1.95m x 2.33m)

Four-piece suite comprising bath, WC with concealed cistern, wash hand basin set in vanity unit and corner shower cubicle with mains shower fitted. Opaque window to the side with roller blind. Wall mirror, shelving, chrome towel rail radiator and recessed spotlights.

Upper Floor

The carpeted staircase leads to the upper landing. Doors to all Bedrooms. Hatch to loft space. Light fitting and window to the side.

Master Bedroom

16'1" x 9'2" (4.91m x 2.81m)

Double Bedroom with two windows to the front, both fitted with blinds and curtains. Built-in storage along one wall. Fitted carpet, radiator and pendant light.



Bedroom 2

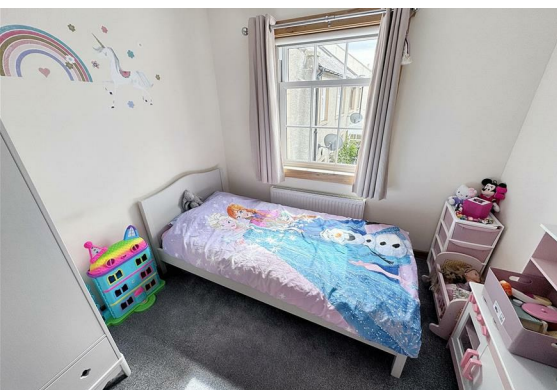
10'4" x 13'3" (3.17m x 4.04m)

Double Bedroom with a window to the rear, fitted with a blind and curtains. Cupboard. Fitted carpet, pendant light and radiator.

Bedroom 3

8'4" x 8'5" (2.55m x 2.59m)

Single Bedroom with a window to the rear, fitted with a blind and curtains. Fitted carpet, pendant light and radiator.



Outside

Low maintenance garden to the rear, which is laid in decking and artificial grass. Two stone sheds providing plenty of storage space. External tap and light. Clothes line.

To the side is a lock block driveway with parking for two cars. Large wooden shed.

Fixtures and Fittings

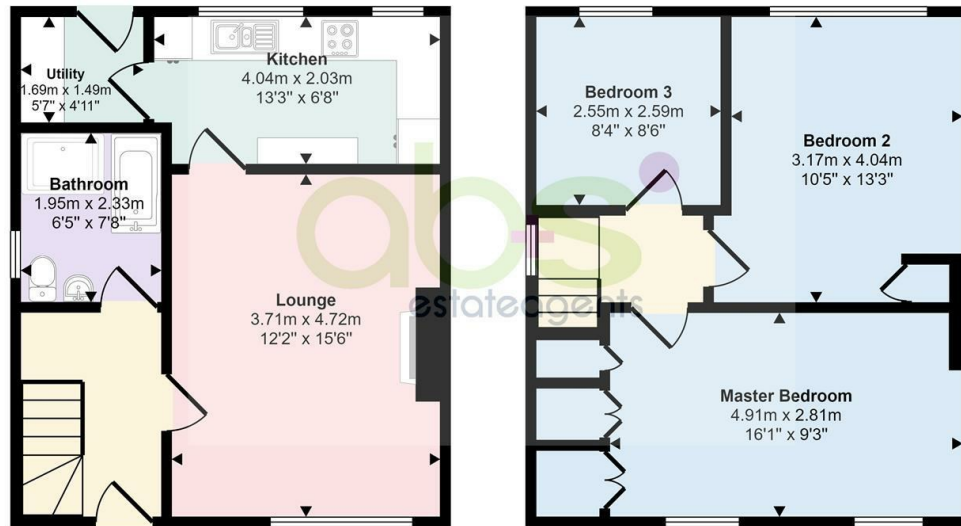
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integrated fridge/freezer, slimline dishwasher, oven, grill and hob.

Home Report

The Home Report Valuation as of June 2025 is £180,000, Council Tax Band B and EPI rating is *.



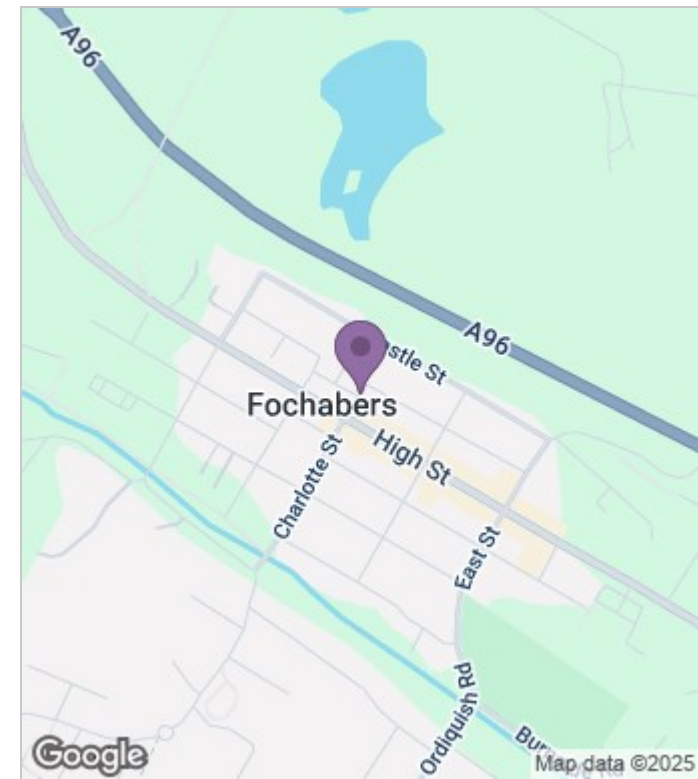
Approx Gross Internal Area
81 sq m / 873 sq ft



Ground Floor
Approx 40 sq m / 435 sq ft

First Floor
Approx 41 sq m / 438 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

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

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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