



**18 Robertson Way, Nether Dallachy, Spey Bay, IV32 7PZ**

**Offers Over £170,000**

 3  1  3  F

**abs+**  
estateagents

### Porch

6'4" x 5'7" (1.94m x 1.71m)

UPVC front door leads to the porch. Single glazed windows at either side. Opening to:-

### Hallway

Built-in full height cupboards with sliding doors. Further built-in cupboard. Carpet, light fitting, hatch to loft space and high level cupboard with electricity meter.

### Lounge

11'0" x 12'1" (3.37m x 3.69m)

Open fireplace with tiled hearth and surround. Windows to the front and side.

### Bedroom 3

3.02m x 2.32m

Double bedroom with window to the side.

### Master Bedroom

3.97m x 2.94m

Double bedroom with window to the side.

### Kitchen/Diner

2.26m x 5.28m

Opening from the hallway to the Kitchen/Diner. Base and wall mounted units with spaces for washing machine, fridge and cooker. One window to the rear and two to the side. Door to Garden Room. Space for dining table and chairs.

### Garden Room

2.75m x 2.44m

Windows on two sides letting in plenty of natural light. Door to the garden.

### Bathroom

3.23m x 1.38m

Comprises bath, wash hand basin and WC. Opaque window to the side.

### Bedroom 2

4.14m x 2.26m

Double bedroom with window to the front





### Outside

The property is set in a good size plot with areas of lawn, shrubs, trees and a pond. Stone shed and a lean to with corrugated pvc panels, both requiring maintenance. Off street parking.

### Fixtures and Fittings

All floor coverings and light fittings are included in the sale.

### Home Report

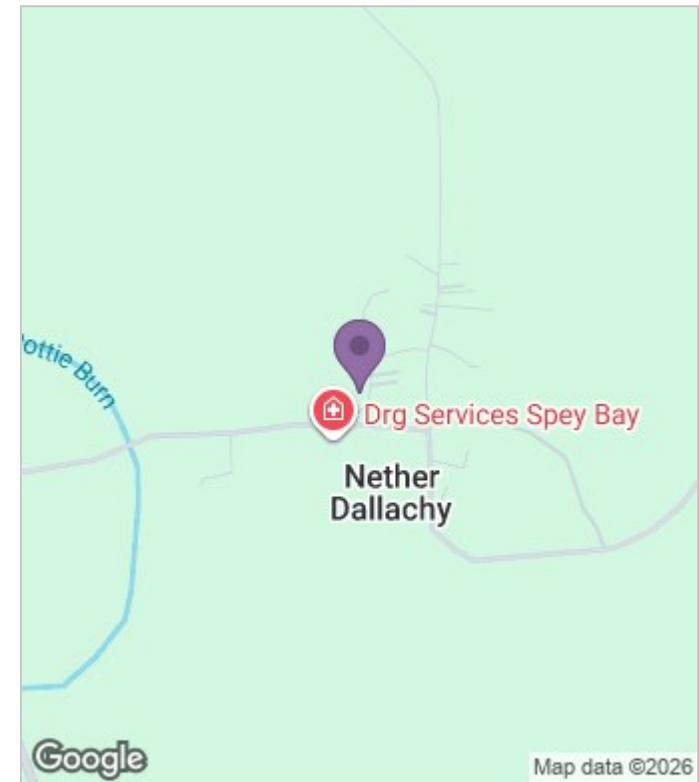
Home report valuation as of January 2026 is £170,00, the EPI rating is F and the current council tax band is C.





Floorplan

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>29</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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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