



**8 Woodside Road, Fochabers, IV32 7HD**  
**Offers Over £250,000**

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**abs**<sup>+</sup>  
estateagents

Located in the charming village of Fochabers, 8 Woodside Road presents an exceptional opportunity to acquire a delightful detached bungalow. This inviting property boasts a spacious layout, featuring two reception rooms that offer ample space for relaxation and entertaining. The bungalow comprises three comfortable bedrooms, perfect for families or those seeking a peaceful retreat.

One of the standout features of this property is the large rear garden, which provides a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. The garden is further enhanced by the presence of woodlands to the rear, offering a serene backdrop and a sense of privacy.

This bungalow is ideal for those who appreciate the tranquillity of rural living while still being within reach of local amenities. With its charming features and generous outdoor space, 8 Woodside Road is a perfect choice for anyone looking to settle in a picturesque setting. Don't miss the chance to make this lovely property your new home.

**Porch**

5'7" x 4'0" (1.71m x 1.22m)  
UPVC door with decorative opaque panel leads to the porch. Window to the front with venetian blinds. Window to Lounge. Door to:-

**Entrance Vestibule**

5'1" x 3'8" (1.57m x 1.13m)  
Cupboard housing electricity meter and fusebox. Ceiling light and fitted carpet. Door to:-

**Hallway**

L-shaped hallway with doors to Lounge, Dining Room, Kitchen, Shower Room and three Bedrooms. Cupboard with shelving. Radiator, fitted carpet, smoke detector, hatch to loft space and two pendant lights.

**Lounge**

12'3" x 16'0" (3.75m x 4.88m)  
Picture window to the front with venetian blinds and curtains. Window into the porch with curtains. Tiled fireplace and hearth with electric fire in situ. Radiator, fitted carpet and pendant light.

**Dining Room**

12'5" x 12'4" (3.81m x 3.77m)  
Window to the rear. Fitted carpet, radiator and pendant light. Ample space for a dining table and chairs.

**Kitchen**

13'9" x 8'9" (4.21m x 2.69m)  
Fitted with a range of oak fronted base and wall mounted units. Stainless steel sink and drainer beneath window to the rear with curtains. Washing machine, cooker and fridge freezer. Half vinyl flooring and half fitted carpet. Hatch to dining room. Heat detector, pendant light and radiator. Door to:-





## Rear Hall

7'7" x 4'0" (2.32m x 1.24m)

Opaque double-glazed door to rear garden. Cupboard with shelving. Door to Boiler Room. Fitted carpet, smoke detector and pendant light.

## Boiler Room

3'7" x 6'10" (1.11m x 2.09m)

Housing an oil-fired boiler. Shelving, Pendant light.

## Shower Room

6'8" x 8'9" (2.04m x 2.69m)

Three-piece white suite comprising WC, wash hand basin and shower cubicle. Wet wall in the shower area. There is a chrome towel rail radiator, fitted carpet, wall mirror and ceiling light. Opaque window to the rear.

## Bedroom 2

10'4" x 12'4" (3.17m x 3.76m)

Double Bedroom with a window to the rear fitted with curtains. Built-in cupboard with shelving. Fitted carpet, radiator and pendant light fitting.

## Master Bedroom

13'10" x 9'2" (4.24m x 2.81m)

Double Bedroom with a window to the front fitted with curtains. Built-in wardrobe. Fitted carpet, radiator and pendant light fitting.

## Bedroom 3

9'10" x 11'1" (3.00m x 3.40m)

Double Bedroom with a window to the front fitted with curtains. Two built-in wardrobes. Fitted carpet, radiator and pendant light fitting.

## Garden

Driveway with parking for two cars leads to the garage. The front garden is laid to lawn with shrub borders. An area of lawn to the side and a gravel path lead to the spacious garden to the rear, which is bounded by a stone wall with a woodland backdrop. Mainly laid in stone chippings. Rotary dryer. The store room at the rear of the property houses the oil tank.

## Garage

11'1" x 30'3" (3.39m x 9.23m)

Electric up-and-over door. Window to the side and pedestrian door to the rear garden. Power and light.

## Fixtures and Fittings

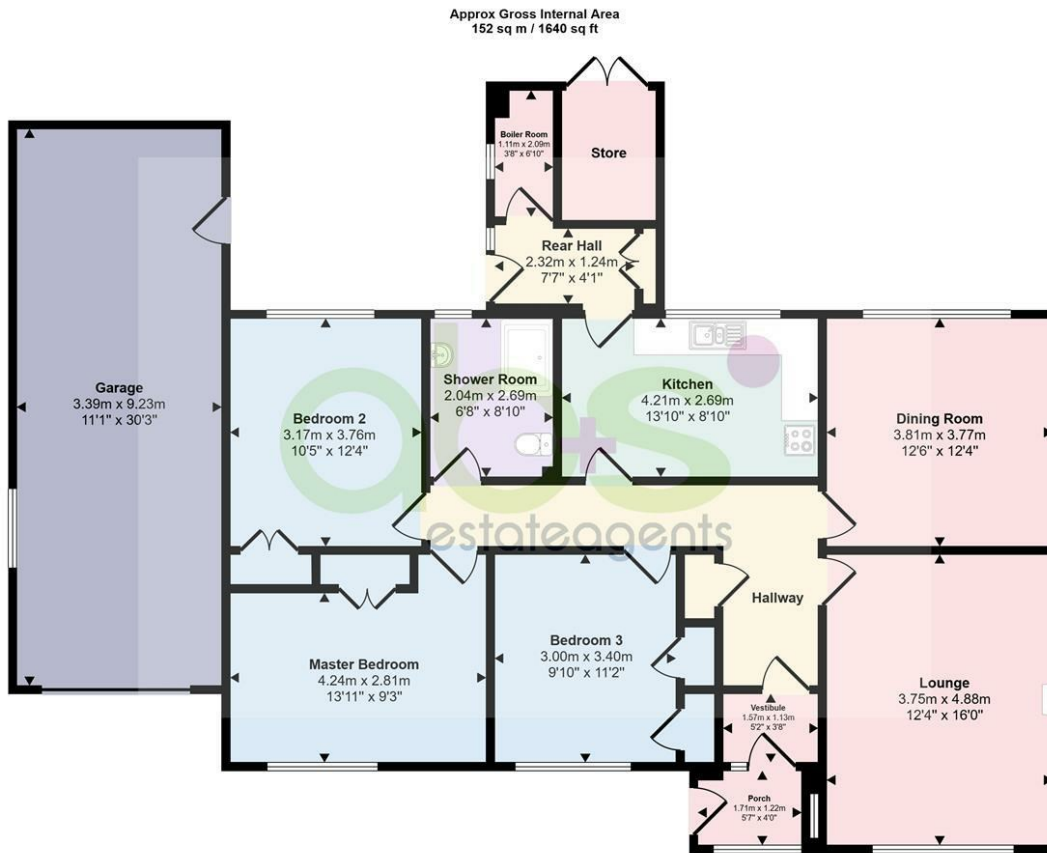
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the fridge/freezer, washing machine and the cooker.

## Home Report

The Home Report Valuation as of April 2025 is £250,000, Council Tax Band E and EPI rating is E.

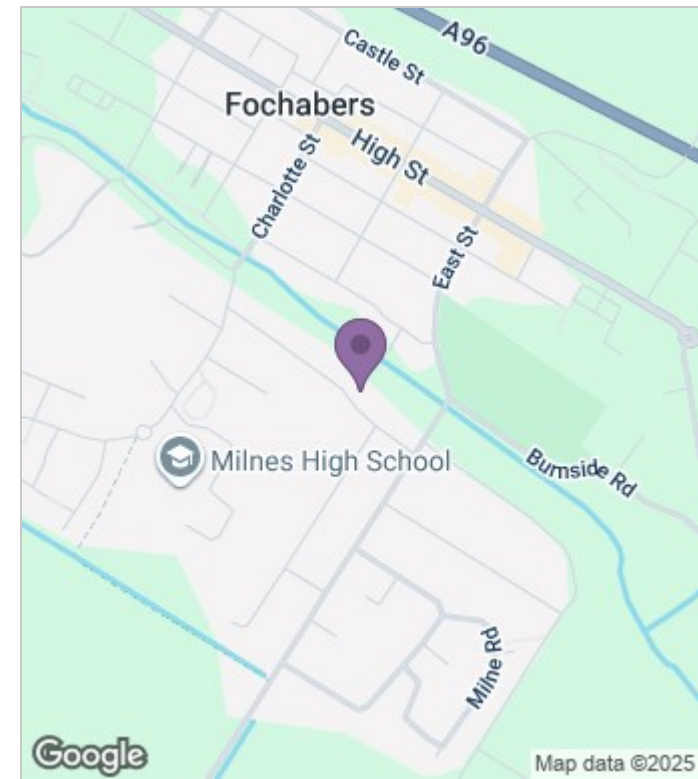
Buyer's should note that there is a nominal yearly payment to the Moray Council for the maintenance of the ground opposite. Shared by 11 properties and last year, each household paid £50.15.





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>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</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 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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