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27 Castlehill Road Fochabers Morayshire IV32 7JZ









Fixed Price £140,000

2 Bedroom Mid-Terraced House located in the popular village of Fochabers. The property is conveniently positioned for all of the local amenities that the village has to offer.

#### **Features**

Double Glazing

Gas Central Heating

Enclosed Low Maintenance Design Rear Garden

Timber Built Shed

2 Bedroom Mid-Terraced House located in the popular village of Fochabers. The property is conveniently positioned for all of the local amenities that the village has to offer.

Accommodation comprises on the Ground Floor a Hallway, Lounge, Kitchen & rear Entrance Hallway. The First Floor Accommodation comprises a Landing, 2 Bedrooms & a Bathroom.

Access to the Property is via a Front Entrance Door with a double glazed frosted window which leads in to the Hallway

#### Hallway

Pendant light fitting Carpeted staircase up to the First Floor Landing Single radiator Built-in shelved cupboard Fitted carpet

A frosted glazed door leads into the Rear Hallway

#### **Rear Entrance Hallway**

Pendant light fitting Rear entrance door leads out to the Garden Built-in storage cupboard Fitted carpet

#### Lounge: 13'4" x 10'7" (4.06 x 3.22)

Coved ceiling with a ceiling light fitting Double glazed windows to the front aspect Double radiator Fitted carpet

## Kitchen/Diner: 13'4" maximum into door recess reducing to 10'8" x 10'5" (4.06 reducing to 3.25 x 3.17)

Pendant light fitting

Double glazed windows to the rear aspect

Single radiator

Wall mounted cupboards & fitted base units with matching splashback & a single sink with drainer unit & a mixer tap

Space to accommodate an electric cooker, fridge, freezer & washing machine (these items are all to remain)

Space to accommodate a breakfast table Built-in shelved storage cupboard 2nd built-in cupboard with shelves within Vinyl flooring

#### **First Floor Accommodation**

#### Landing

Pendant light fitting Loft access hatch Single radiator Fitted carpet

#### Bedroom 1: 16'4" plus wardrobe space x 8'8" (4.98 x 2.64)

Pendant light fitting
Double glazed window to the front aspect
Double radiator
Built-in wardrobe
Fitted carpet

#### Bedroom 2: 10'1" plus cupboard space & door recess x 12'5" (3.07 x 3.78)

Pendant light fitting
Double glazed window to the rear aspect
Double radiator
Built-in airing cupboard
Fitted carpet

#### Bathroom: 6'1" x 5'6" (1.84 x 1.67)

Ceiling light fitting
Double glazed frosted window to the rear aspect
Single radiator
3 piece suite with electric Mira shower & tiled walls to the bath area
Vinyl flooring

#### **Outside Accommodation**

#### **Enclosed Rear Garden**

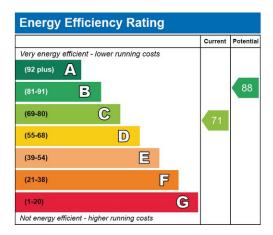
Mostly gravelled with a paved & decked seating area Timber built shed to the rear

A pathway leads to a rear access gate with a communal pathway which runs across the back of the properties

#### Note 1

All light fittings, floor coverings & blinds are to remain. The electric cooker, fridge, freezer & washing machine in the Kitchen will also remain.

# **Energy Performance Rate**



### **Council Tax Band**

**Currently B** 























#### **Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

#### **Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

#### **Particulars**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

#### **Entry**

By mutual agreement

#### **Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

#### FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.