

Strathspey Inchberry
Orton
Fochabers
Morayshire
IV32 7QH



Offers Over £365,000

Benefiting from a lovely semi-rural position and with beautiful views towards the River Spey is this well presented 4/5 Bedroom Detached Bungalow. The property is set within a sizeable plot measuring approximately 0.6 of an Acre and offers private and secluded gardens.

Features

4/5 Bedroom Detached Bungalow

Double Glazing

Oil Central Heating

Double Detached Garage

Countryside Views

Set within a plot measuring approximately 0.6 of an acre



Accommodation comprises an Entrance Vestibule, Hallway, a spacious Lounge with wood burning stove, Office / possible 5th Bedroom, Sitting Room / Dining Room with an open fire, Kitchen / Breakfast Room and a Utility Room. There are 4 Double Bedrooms with an En-Suite Shower Room to Bedroom One.

The property is well positioned for the village of Fochabers which is just under 5 miles drive away and offers a superb variety of local amenities. These include Milnes Primary and Secondary Schools, doctors' surgery, The Gordon Castle Estate, garden centre, local pubs and restaurants, ice cream parlour, coffee shops and post office/convenience stores.

The area offers superb salmon fishing on the world renowned River Spey and also nearby are the Winding Walks and Ordiquish woods which offers a variety of mountain bike and walking trails.

4/5 Bedroom Detached Bungalow

Set within 0.6 of an Acre approx.

Double Glazing

Oil Central Heating

Double Detached Garage

Countryside Views

Set within a plot measuring approximately

Entrance Vestibule

Recessed ceiling light

Vinyl flooring

Hallway

A coved ceiling with 4 pendant light fittings

2 single radiators

2 built-in storage cupboards, one of which houses the hot water tank

A part carpeted and laminate flooring

Lounge – 18'4" (5.59) x 14'9" (4.49)

A twin aspect room offering a view across the spacious front lawn

Double glazed window to the side and a double glazed window and sliding patio door to the front, this opens out on to a paved seating area

A coved ceiling with pendant light fitting

Double radiator

A wood burning stove is positioned to one corner

Fitted carpet

Office / possible 5th Bedroom – 14'9" (4.49) x 9'9" (2.96)

This room could be utilised as an office or possibly as a 5th bedroom

Ceiling light fitting

Double glazed window to the side

Single radiator

Fitted shelf units to both sides

Fitted carpet with a part wood flooring finish

Sitting Room / Dining Room – 14'1" (4.29) x 14'9" (4.49) max
Ceiling light fitting
Double glazed window to the rear
Double radiator
An open fireplace
Laminate flooring

Kitchen / Breakfast Room – 14' (4.27) max x 14'5" (4.39) max
Ceiling light fitting
Double glazed window to the rear offering countryside views
Double radiator
Fitted base units with solid wood worktops
Single sink with drainer unit and mixer tap
Space to accommodate an electric cooker, dishwasher and fridge/freezer (items are to remain)
Vinyl flooring

Utility Room – 10'2" (3.10) max x 7'10" (2.38)
Ceiling light fitting
Double glazed door leads out to the garden
Fitted shelf space
Fitted base unit with a single sink and drainer unit
Space to accommodate a tumble dryer and washing machine (items to remain)
Vinyl flooring

Bedroom One – 11'9" (3.57) x 10'2" (3.10)
Pendant light fitting
Double glazed window to the rear offering countryside views
Single radiator
Fitted carpet

En-Suite Shower Room – 6'9" (2.04) max x 3'3" (0.99)
Ceiling light fitting
Electric heated towel rail
Shower cubicle enclosure with a mains shower and wet wall finish within
Wash hand basin and a press flush W.C
Laminate flooring

Bedroom Two – 10'5" (3.17) x 11'5" (3.47) max into the door recess
Pendant light fitting
Double glazed window to the front
Single radiator
Built-in double wardrobe
Fitted carpet

Bedroom Three – 12'4" (3.76) x 11'6" (3.5)
Pendant light fitting
Double glazed window to the front
Single radiator
Fitted carpet

Bedroom Four – 9'9" (2.96) x 11'5" (3.47) maximum into door recess

Pendant light fitting

Double glazed window to the front

Double radiator

Built-in double wardrobe

Fitted carpet

Bathroom – 10'1" (3.07) maximum x 8'10" (2.69) maximum

Ceiling light fitting

Double glazed frosted window

Double radiator

4 piece suite with shower & hand shower fitting to the bath area & a quadrant shower cubicle enclosure with a mains shower & tiled walls within

Part tiled walls to the remainder of the room

Laminate flooring

Outside Accommodation

Spacious Garden

Mostly laid to lawn with a paved seating area & pergola

Greenhouse

The garden continues with mature trees & a selection of plants & shrubs

The bottom section of the garden offers views over surrounding farmland

Double Garage 23' wide internally x 19'" maximum

Single glazed window to the rear

Electric roller door to the front

Fitted with strip lighting & power within

Side entrance door

Spacious Driveway

Offering parking for a number of vehicles

Front Garden

Mature garden with shrubs & trees

Note 1

All light fittings, floor coverings & blinds are to remain.

Floorplan



Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.













Energy Performance Rate

Council Tax Band

Currently F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			89
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

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.