

Dryburn Farmhouse,
Upper Auchenreath
Fochabers
IV32 7PR



Fixed Price £339,950

Set within a spacious plot of approximately $\frac{1}{2}$ an Acre is this traditional 3/4 Bedroom Detached House which benefits from a lovely semi-rural location. The property is well located for the village of Fochabers which offers a variety of local amenities including Milnes Primary and Secondary Schools.

Features

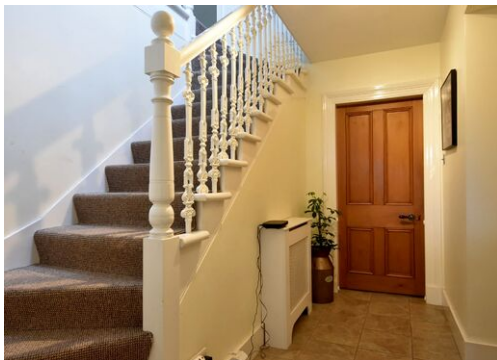
3/4 Bedroom Detached House

Set within $\frac{1}{2}$ an Acre approx.

Far reaching countryside views

Double Glazing

Oil Central Heating with Worcester boiler replaced 2022



Set within a spacious plot of approximately ½ an Acre is this traditional 3/4 Bedroom Detached House which benefits from a lovely semi-rural location. The property is well located for the village of Fochabers which offers a variety of local amenities including Milnes Primary and Secondary Schools.

Accommodation comprises an Entrance Porch, Hallway, Lounge, Dining Room, Study, a Rear Hallway, Kitchen / Breakfast Room, and a Ground Floor Shower Room.

The 1st Floor comprises a Landing with store cupboard, 3 double Bedrooms and a Bathroom.

Entrance is via a front door with single glazed frosted window leading to:

Entrance Porch – 4’8” (1.42) plus door recess’s x 5’10” (1.77) plus cupboard space

Ceiling light fitting
Double glazed window to the side
Single radiator
Built-in storage cupboard for coats and shoes
Tiled flooring

Hallway

Ceiling light fitting
A carpeted staircase with white painted cast iron spindles
Single radiator
Tiled flooring

Lounge - possible 4th bedroom – 14’7” (4.44) x 12’ (3.66)

Formally used as the master bedroom and is currently being utilised as a Lounge
Coved ceiling with a ceiling light fitting
Sash design uPVC double glazed window to the front with window shutters
Wooden mantelpiece with multi-fuel stove and recessed shelved alcoves either side
Double radiator
Wood flooring

Dining Room – 14’7” (4.44) x 11’11” (3.62)

A twin aspect room comprising a ceiling light fitting
A stained lead glass entrance door
Sash design uPVC double glazed window to the front and side
Double radiator
Wooden mantelpiece with multi-fuel stove
Fitted carpet (there is a tiled floor beneath the carpet)

Study – 10’11” (3.32) max x 10’2” (3.10)

Ceiling light fitting
Sash design uPVC double glazed window to the rear with white wooden window shutter blinds
Double radiator
Wood flooring

Rear Hallway

Double glazed Velux window
Single radiator

A side entrance door leads out to the external utility shed, driveway area and gardens
Tiled flooring

Kitchen / Breakfast Room – 14'2 (4.32) x 11'6" (3.50)

Recessed ceiling lighting
Double glazed sash design uPVC windows to the side aspects (one of which is fitted with a white wooden shutter blind with window seat)
Double radiator
Wall mounted cupboards with under-unit lighting
Fitted base units with granite work tops
Rangemaster electric cooker, with 2 electric ovens, grill and a 5-ring induction hob
Single sink with mixer tap
Centre island unit with granite work top offering cupboard space and a breakfast seating area
Integrated dishwasher and microwave
Tiled flooring

Ground Floor Shower Room – 10' (3.05) max x 7'6" (2.28)

Recessed ceiling lighting
Sash design double glazed uPVC window to the side with white wooden window shutters
Traditional style radiator with heated towel rail
Built-in storage cupboard
Double quadrant shower cubicle enclosure with a twin mains head shower
Pedestal wash basin with fitted mirror with lighting
Press flush W.C
Tiled walls and tiled flooring

1st Floor Accommodation

Landing

Initial part of the landing comprises a ceiling light fitting
Double glazed Velux window to the front
Double radiator
Spacious built-in storage cupboard with lighting within
The landing continues with recessed ceiling lighting, fitted shelf space and a double glazed Velux window to the side
Part carpeted and part laminate flooring

Bedroom One – 13'3" (4.03) max into window recess x 11'9" (3.57)

Pendant light fitting
Double glazed sash design uPVC window to the front fitted with a white window shutter blind and featuring a slate window seal
Double radiator
Feature fireplace surround
Fitted carpet

Bedroom Two – 13'9" (4.18) max and into window recess x 11'9" (3.57) max

Pendant light fitting
Double glazed sash design uPVC window to the front fitted with a white window shutter blind and featuring a slate window seal

Double radiator
Fitted carpet

Bedroom Three – 11'10" (3.60) x 9'8" (2.94) max into coombe

Recessed ceiling lighting
Double glazed Velux windows with integrated black out blinds to both side aspects
Single radiator
Laminate flooring

Bathroom – 7'6" (2.28) x 5'6" (1.67) max into coombe

Recessed ceiling lighting and a wall mounted light
Double glazed Velux window
Double radiator
Bath with mains shower and tiled walls to the bath area
Pedestal wash basin and W.C
Laminate flooring

Gardens

The property benefits from a plot of approximately ½ an Acre with the front garden mostly laid to lawn with a spacious paved seating area

To the rear of the property there is further garden space with a bloc paved driveway and detached timber-built garage/shed measuring internally 12'8" (3.86) x 15'3" (4.64).

At the rear of the property there is an attached outbuilding which provides a utility room and separate wood store.

The Utility room measures 6'10" (2.07) x 6'9" (2.04) houses the Worcester oil fired boiler, provides space for a washing machine and tumble dryer

Outside garden tap

Directions

From Fochabers take the Spey Bay road towards Spey Bay and turn right onto the Portgordon Road. Travel along this road at the crossroad junction, turn right and the property will be the 1st house on the left hand side.

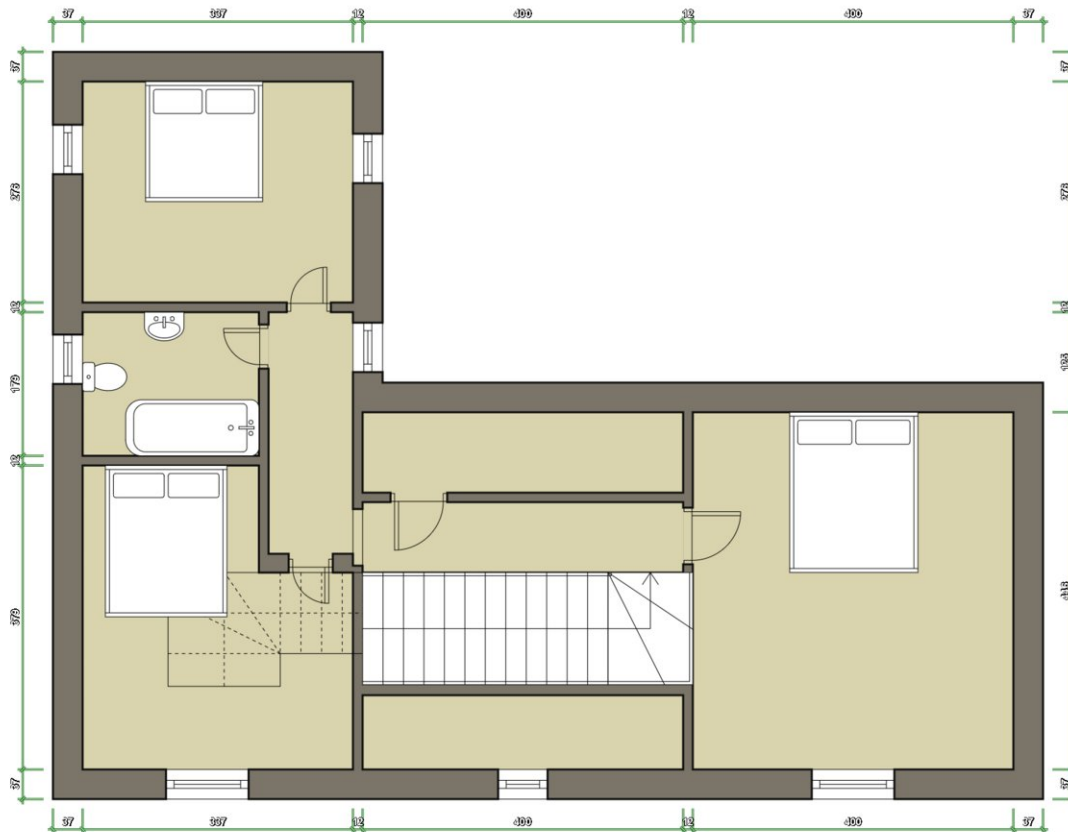
Note 1

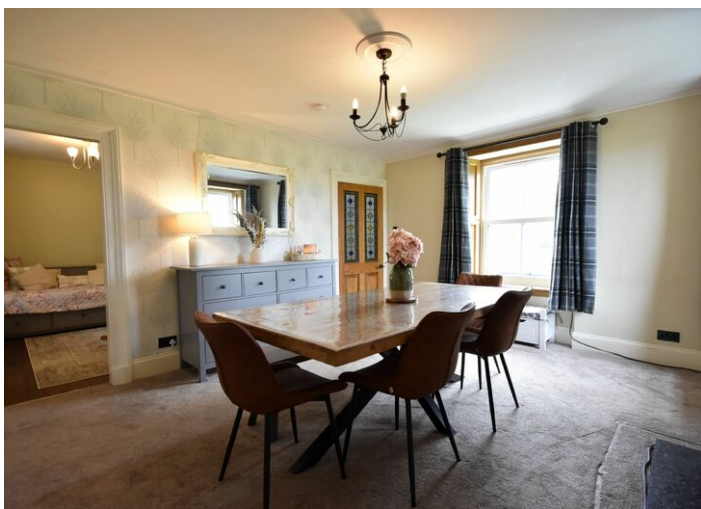
All light fittings, curtains, fitted blinds, floor coverings and cooker are to remain.

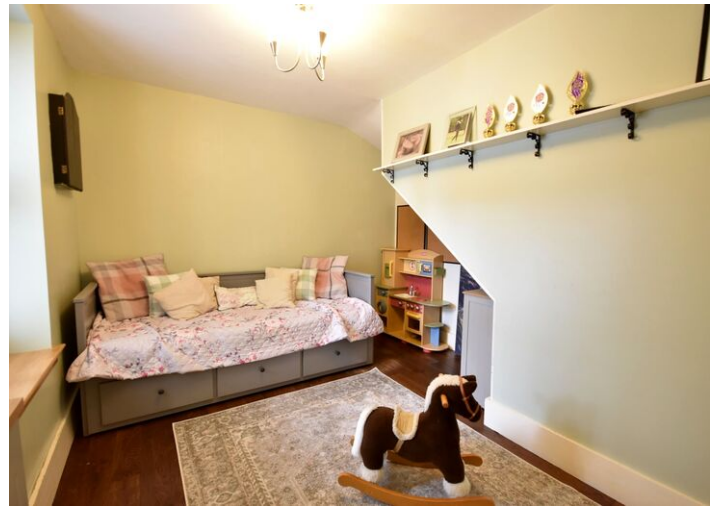
Floorplan



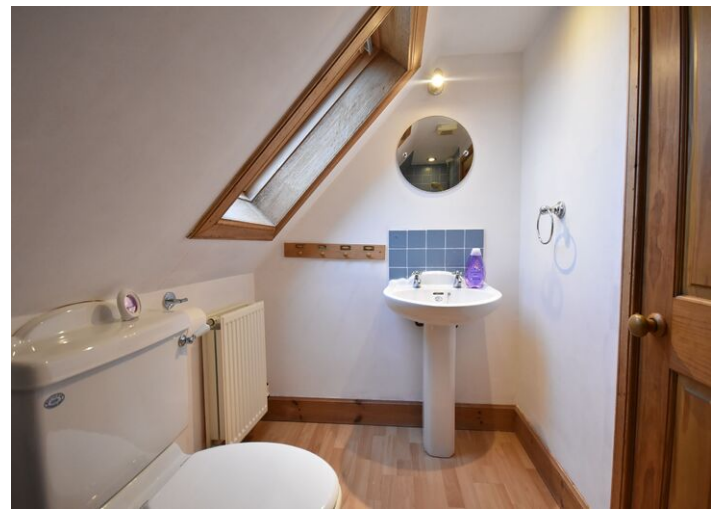
Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on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













Energy Performance Rate

Council Tax Band

Currently C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		39	
(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.