

22 Spey Crescent,

Fochabers,

IV32 7QN



Offers Over £315,000



4/5 Bedroom Detached House situated on a Corner Plot with walking distance of Milnes Primary and Secondary Schools



Features

Double Glazing

Gas Central Heating

En-Suite to Master Bedroom

Located within the popular Milnecroft Development

Accommodation comprises an Entrance Vestibule, Hallway, Ground Floor W.C, Lounge, Dining Room, Kitchen / Breakfast Room, Utility Room and an Office / 5th Bedroom. The 1st Floor comprises a Landing, Master Bedroom with a modern En-Suite Shower Room, 3 further Double Bedrooms and a modern Shower Room.

Entrance to the Property is via front door with double glazed frosted panel window leading to:

Entrance Vestibule

Coved ceiling with recessed ceiling light

Single radiator

Wood styled flooring

Hallway

Coved ceiling with pendant light fitting

Mains smoke alarm

Single radiator

A carpeted staircase leads to the 1st floor landing

Wood styled flooring

Ground Floor W.C – 8'5" (2.56) x 3'3" (0.91)

Pendant light fitting

Single radiator

Wall mounted wash hand basin

W.C

Vinyl flooring

Lounge – 19'9" (6.01) max into bay window recess x 14'10" (4.52)

2 pendant light fittings

Double glazed bay window to the front

Smoke alarm

2 single radiators

Fitted carpet

Double doors from the Lounge lead through to the Dining Room

Dining Room – 11'6" (3.50) x 10'7" (3.22)

Coved ceiling with pendant light fitting

Double glazed sliding door to the rear leads out to the garden

Double radiator

Vinyl flooring

A door leads through to the Kitchen / Breakfast Room

Kitchen / Breakfast Room – 12'10" (3.91) max x 9'9" (2.96) max

Ceiling light fitting and heat detector

Double glazed window to the rear

Single radiator

Built-in shelved storage cupboard

Wall mounted cupboards and fitted base units

1 ½ style sink with drainer unit and mixer tap

Integrated gas hob, extractor unit and electric double oven

Space to accommodate a fridge (there is plumbing in place for a dishwasher)

Vinyl flooring

Doors lead to the Utility Room and back into the Hallway

Utility Room – 9'10" (2.99) x 5'7"

Strip light ceiling fitting
Double glazed window to the rear
Single radiator
Worcester gas boiler
Fitted base unit with single sink drainer unit and mixer tap
Space to accommodate a washing machine and freezer
Wood styled flooring

A side entrance door leads out to the garden

Office / 5th Bedroom – 11'9" (3.57) x 8'5" (2.56)

Double doors from the hallway lead into this room
Pendant light fitting
Double glazed window to the front
Single radiator
Fitted carpet

1st Floor Accommodation

Landing

Coved ceiling with pendant light fitting
Mains smoke alarm
Loft access hatch
Single radiator
Built-in cupboard housing the mega-flow hot water tank
Fitted carpet

Master Bedroom with En-Suite Shower Room – 14'5" (4.39) plus wardrobe space x 10'10" (3.30)

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

En-Suite Shower Room – 8'7" (2.61) x 6'6" (1.97)

A modern suite comprising ceiling light fitting
Double glazed frosted window to the front
Heated chrome style towel rail
Double ended bath and fitted vanity unit with recessed wash basin and press flush W.C
Double shower cubicle enclosure with wet wall finish within and mains shower
Tiled walls and tiled flooring with under floor heating

Bedroom Two – 10'4" (3.15) plus wardrobe space x 10'10" (3.30)

Recessed ceiling lighting
Double glazed window to the rear
Single radiator
Built-in wardrobe with sliding mirrored doors
Fitted carpet

Bedroom Three – 12'6" (3.81) plus wardrobe space x 8'11" (2.72)

Pendant light fitting
Double glazed window to the rear
Single radiator
Built-in wardrobe with sliding mirrored doors
Fitted carpet

Bedroom Four – 10’6” (3.20) plus wardrobe space x 8’11” (2.72)

- Recessed ceiling lighting
- Double glazed window to the front
- Single radiator
- Built-in wardrobe with sliding mirrored doors
- Fitted carpet

Bathroom – 8’5” (2.56) into cubicle x 6’1” (1.84)

- A modern suite comprising a recessed ceiling light
- Double glazed frosted window to the rear
- A walk-in design double shower cubicle with a twin head shower system and recess with a heated towel rail
- Fitted mirrored vanity wall unit and cupboard space with recessed wash basin and press flush W.C with a concealed cistern
- Tiled walls and tiled flooring with under floor heating

Garden

- A paved seating area
- The garden is attractively set out with gravelled and paved pathways featuring a variety of plants and shrubs
- The centre area of the garden is laid to lawn
- Outside garden tap
- A side entrance gates to both sides of the property

Driveway and Double Garage

- Own driveway to the front which leads to a double garage
- The garage measure internally 18’6” (5.64) deep max x 16’8” (5.08) wide max
- Roller door to the front
- A double glazed window to the rear with a rear entrance door
- Fitted with lighting and power within

Council Tax:

Currently Band - F

Note 1

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

There is an estate factoring fee for communal areas that is approximately £8.51 per month.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Council Tax Band

Currently F











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.