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Braefoot House, Spey Street, Garmouth IV32 7NH



This three bedroom semi-detached house is situated in the village of Garmouth, close to the River Spey and the Spey Bay nature reserve, and would make a lovely family home.

EXTENDED SEMI-DETACHED HOUSE

THREE BEDROOMS

DRIVEWAY

**GARDEN INCLUDING SHEDS
AND SUMMER HOUSE**

**ELECTRIC HEATING AND
SIXTEEN SOLAR PANELS**

DOUBLE GLAZING

COUNCIL TAX BAND E

EPC RATING F

FREEHOLD

VIEWING HIGHLY RECOMMENDED

**Offers Around
£255,000**

E1183

This three bedroom semi-detached property is situated in the village of Garmouth, close to Spey Bay nature reserve and just a few miles from the town of Fochabers, which has a range of local amenities as well as a primary and secondary school.

The original property has been extended and the accommodation over two floors comprises: Entrance vestibule, hallway, kitchen, dining room with 4.5kw multi-fuel stove, living room with 7kw wood-burning stove and patio doors to the garden, shower room and spacious utility room. The first floor comprises a landing with storage cupboard, bathroom and three bedrooms, two with built-in wardrobes.

The property benefits from electric heating to the ground floor and landing, with double glazing to all windows and most external doors. There are six solar panels on the south side of the property and ten on the east side, with a battery located in the loft, which have generated approximately 4000kw of energy over the last year, half of which was returned to the grid.

A driveway offers off-street parking, while there are good sized garden grounds to the side and rear of the property, including a timber summer house.

In need of some modernisation, this property offers lots of character and we highly recommend a viewing to appreciate the full potential of this family home.













If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505

• Kitchen	3.80m x 4.17m	• Bathroom	3.32m x 2.02m
• Dining Room	6.13m x 3.82m	• Bedroom 1	3.06m x 3.56m
• Utility	5.4m x 3.8m	• Bedroom 2	3.3m x 3.41m
• Shower	2.27m x 1.54m	• Bedroom 3	2.44m x 2.81m
• Vestibule	1.2m x 1.34m	• Lounge	3.68m x 3.78m



Please note these floorplans are not to scale
and are for representational purposes only

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.