

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

25 Westmorland Street Fochabers IV32 7EB

REDUCED: £5000 BELOW VALUATION



This traditional two bedroom mid-terrace house is situated in the popular Speyside town of Fochabers, close to schools and local amenities

MID-TERRACED HOUSE
TWO DOUBLE BEDROOMS
ENCLOSED REAR GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND A
VIEWING HIGHLY RECOMMENDED

Fixed Price
£120,000

E810

This charming, traditional stone and slate mid-terraced two bedroom house is situated in the popular town of Fochabers, just a short distance from local amenities, schools and shops. Fochabers is home to the famous Speyfest and close to the Whisky Trail and scenic walks along the Speyside Way.

The accommodation comprises: Entrance hallway, fitted kitchen with breakfast bar, living room and separate dining room, two double bedrooms with coombed ceilings, one with built-in storage, and a bathroom. To the rear is an enclosed garden with access rights through the neighbouring garden.

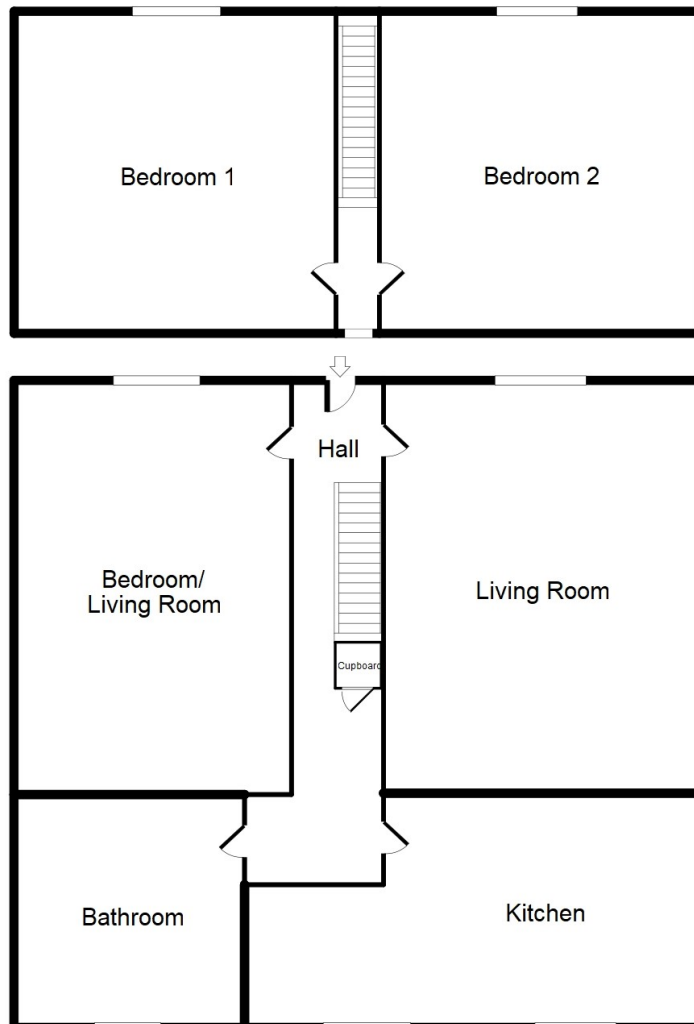
This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Lounge 4.42m x 3.12m 14'6" x 10'3"
- Bedroom 1 4.40m x 2.62m 14'5" x 8'7"
- Kitchen 5.35m x 2.04m 17'7" x 6'8"
- Bathroom 1.99m x 1.96m 6'6" x 6'5"
- Bedroom 2 3.77m x 3.16m 12'4" x 10'4"
- Bedroom 3 3.77m x 3.24m 12'4" x 10'8"



Please note these floor plans 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.

