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## 16 Milne Road Fochabers IV32 7HP



This two bedroom one and a half storey semi-detached house in the town of Fochabers is within easy reach of local amenities and would make an ideal first-time buy or investment purchase.

**SEMI-DETACHED ONE AND A HALF STOREY HOUSE**

**TWO DOUBLE BEDROOMS**

**FRONT, SIDE AND REAR GARDENS**

**DRIVEWAY**

**BLOCK-BUILT STORE**

**GAS CENTRAL HEATING**

**DOUBLE GLAZING**

**EPC RATING C**

**COUNCIL TAX BAND B**

**VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£125,000**

**E913**

This two bedroom semi-detached one and a half storey house is situated in the popular town of Fochabers, within walking distance of local amenities and schools.

In good condition, the accommodation comprises: Entrance hallway with large storage cupboard, kitchen, open plan living/dining room, shower room. Upstairs are two double bedrooms and a wc.

Benefiting from gas central heating and double glazing throughout, this property has off-street parking for one car and gardens to the front, side and rear, with a block-built store.

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

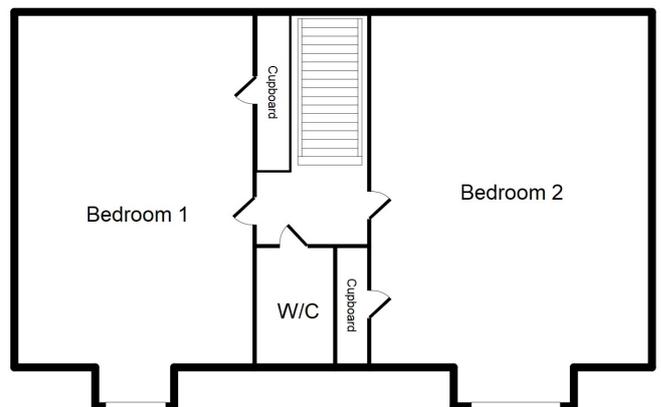
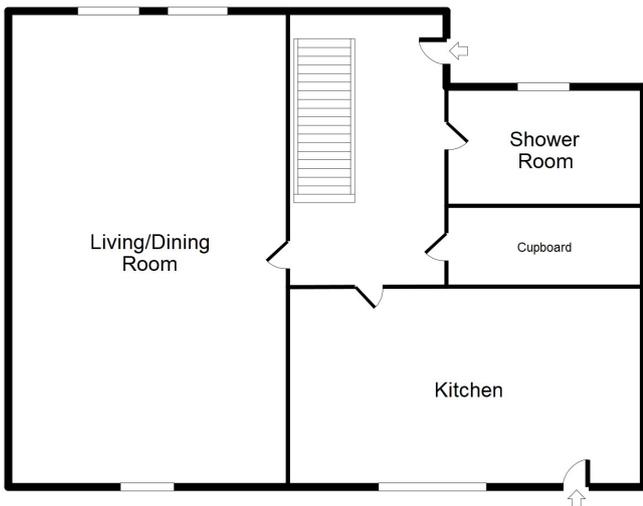




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Kitchen 4.20m x 2.41m
- Lounge/Diner 6.56m x 3.40m
- Shower Room 2.01m x 1.92m

- Bedroom 1 4.18m x 3.07m
- WC 1.34m x 0.94m
- Bedroom 2 4.17m x 2.70m



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.