




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

Hallston Cottage, 52 South Street

FOCHABERS, MORAY, IV32 7EF



Fochabers, Moray

Hallston Cottage is conveniently located in a popular residential area of Fochabers, and within walking distance to the village centre, pre-school, primary school, and Milne's High School. The village has a strong local community with a diverse range of amenities. A recently built NHS health centre, banking facilities, restaurants, cafés, hotels, pubs, local shops and small supermarkets. There is also the Gordon Castle and its Estate with the world-famous Baxter's of Spey Side and the renowned Christies Garden Centre.

The Moray Coast is renowned for having a relatively mild climate. The River Spey is right on your doorstep and is world-famous for its salmon and trout fishing. The angler really is spoilt for choice with numerous rivers, beaches and local harbours all waiting to be fished. Locally there is a huge variety of outdoor pursuits and leisure facilities.

The Moray Firth which is a short drive has some stunning scenery and beaches along its coast where you have a choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the abundance of wildlife including dolphins and seals, which can be seen along this rugged coastline. Or head south and you will find some breathtaking scenery in and around the River Spey and its magnificent Countryside.

The city of Elgin is within 8 miles of the property, providing all the amenities one would expect with modern-day city living, including superb educational and recreational facilities. The main East Coast Rail network operates through Elgin providing a link to both Inverness and Aberdeen with Keith Railway station (with free parking) being the nearest link for the town of Fochabers 6 miles away.

Easy access onto the A96 gives direct routing to Aberdeen, approximately 57 miles to the East and to Inverness 48 miles to the West. Both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.



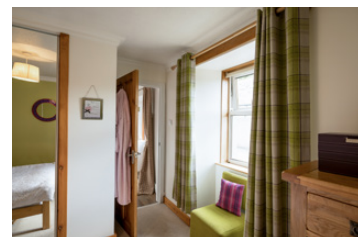
Hallston Cottage, 52 South Street

Hallston Cottage is a traditional stone and slate three bedroom semi-detached white-walled cottage situated in the popular village of Fochabers with immaculate private rear gardens.

The present owner during their tenure has meticulously maintained, modernized and upgraded to a fantastic level with quality fitted fixtures and fittings when and where required. Presented to the market with a crisp neutral décor, generously sized rooms and further benefiting from double glazing and gas central heating system. With its peaceful location, this will make a fantastic retirement or family home and would be ideal for a professional couple looking for a spacious ideally located property. This is a must view to fully appreciate the property, the gardens, and the potential that the stone outbuilding and garage could provide.

The accommodation is over a single level; enter through the main hallway allowing access to all other accommodation, a spacious lounge with wood burning stove, a modern kitchen with multiple base and wall mounted units with contrasting worktops which allows access to the utility room and rear courtyard.





The recently fitted centrally located family bathroom with separate shower cubical, the master bedroom with fitted wardrobes and two further double bedrooms complete the accommodation.

The stunning garden is bordered by a high perimeter wall or fence and is accessed from the rear courtyard and woodshed/workshop. The garden has intertwining paths that take you to several different borders containing mature shrubs, plants and seasonal flowers that are awash with colour throughout the year. Multiple seating areas throughout the garden ensure that you make the best of the day enjoying the sun and are perfect for entertaining and some al-fresco dining.

Free on-street parking is available immediately in front of the property with off-street parking available in the large stone build garage. The garage and wood store/workshop have power and light.

Specifications & Details



Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 4.00m (13'1")
Kitchen	4.50m (14'9") x 3.70m (12'2")
Utility	3.50m (11'6") x 3.20m (10'6")
Master Bedroom	4.20m (13'9") x 3.30m (10'10")
Bedroom 2	2.90m (9'6") x 2.80m (9'2")
Bedroom 3	3.80m (12'6") x 2.70m (8'10")
Bathroom	3.00m (9'10") x 2.90m (9'6")

Gross internal floor area (m²): 99m²

EPC Rating: D

Extras (Included in the sale): All floor coverings, blinds, curtains, light fittings.

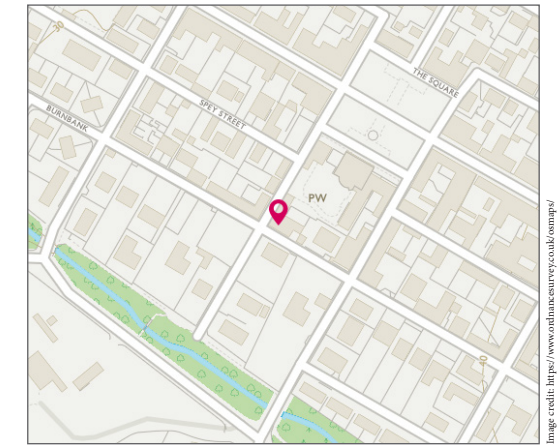


Image credit: <https://www.vodafone.com>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
PETER REID
Surveyor



Professional photography
MICHAEL MORLEY
Photographer



Layout graphics and design
ALLY CLARK
Designer