

# 20 Woodside Road

FOCHABERS, MORAY, IV32 7HD



*Immaculate spacious three-bedroom detached bungalow in a popular, quiet residential location*



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McEwan Fraser Legal is delighted to offer to the market this immaculate, spacious detached 3-bedroom bungalow. The current owners, during their tenure, have architecturally redesigned, completed a full renovation and upgraded to an impeccable standard, with the work of professional tradespersons and quality fixtures and fittings being evident at every turn.

A bespoke modern fitted kitchen and two bathrooms are some of the fantastic and most recent upgrades.

The property offers spacious, bright and airy living accommodation over two levels with fantastic décor throughout and further benefits from the modern comforts of gas central heating and new uPVC double glazing throughout. Allowing the discerning buyer to move in with minimum inconvenience, providing a truly excellent purchase that would suit the young family, the professional couple, or the recently retired.

## THE LOUNGE

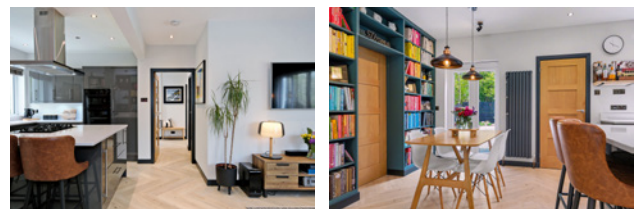


The internal accommodation comprises: a spacious and welcoming hallway flooded with natural light from the picture window on the half landing, which in turn leads to all accommodation. A spacious lounge overlooking the front of the property, which again is flooded with natural light from the dual aspect windows that feature in this part of the room, which is open plan to the dining and a stunning bespoke kitchen with patio doors to the rear garden, undoubtedly the heart of the property.

# THE KITCHEN



The well-appointed kitchen is fitted with an extensive range of wall and base-mounted units with contrasting Quartz worktops and quality integrated appliances, with a large central island being the main focal point. The kitchen provides access to a large pantry and utility room, which in turn leads to the rear garden.



# THE UTILITY



On the ground floor, there are two similarly sized double bedrooms, both of which have fitted wardrobes, with the front bedroom currently being used as a home office.

## BEDROOM 2



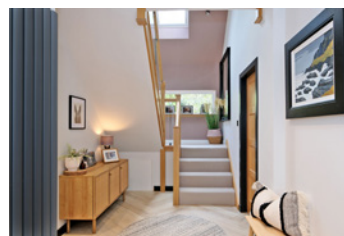
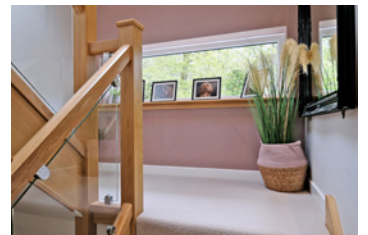
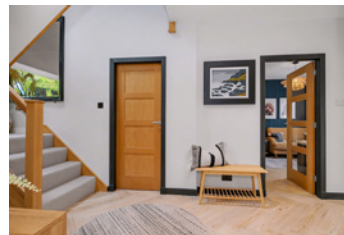
# BEDROOM 3



# THE BATHROOM

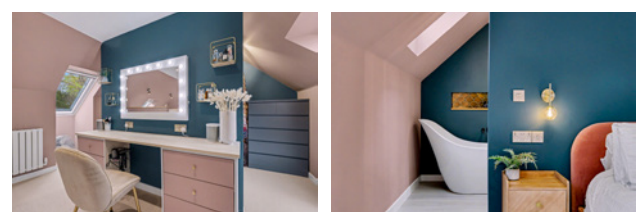
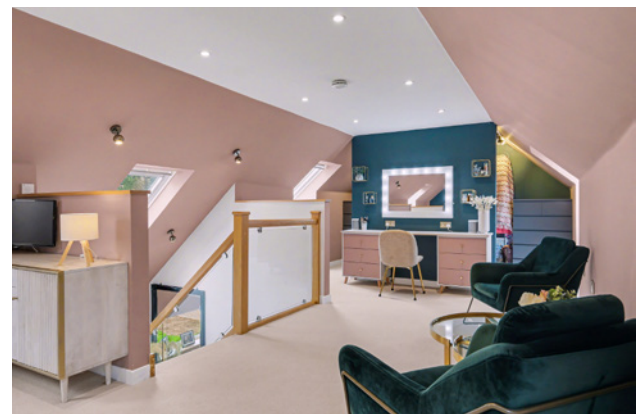


The centrally located super-modern family bathroom with a separate shower cubicle completes the accommodation on the ground floor.



A carpeted stairway with a feature glass balustrade and Oak banister leads to the upper level and the superior master bedroom, consisting of a stunning attic conversion that runs the full length of the property. At one end, you have a luxurious bespoke 4-piece bathroom with a separate shower cubicle and TV that adds that touch of grandeur. At the other end, a dressing room with walk-in his and her wardrobes.

# THE MASTER BEDROOM



# THE MASTER EN-SUITE

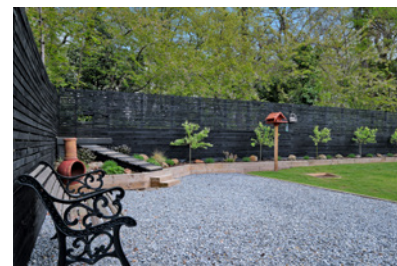
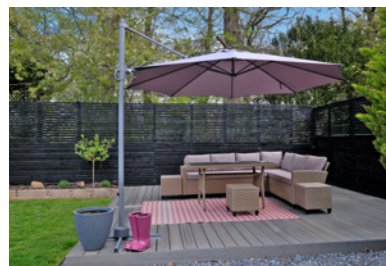
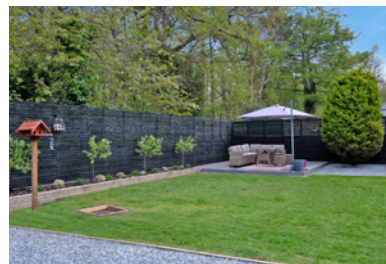


a luxurious bespoke 4-piece bathroom with a separate shower cubicle and TV that adds that touch of grandeur

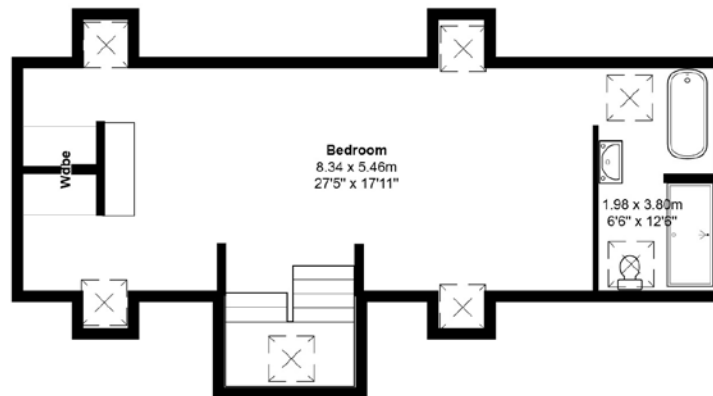
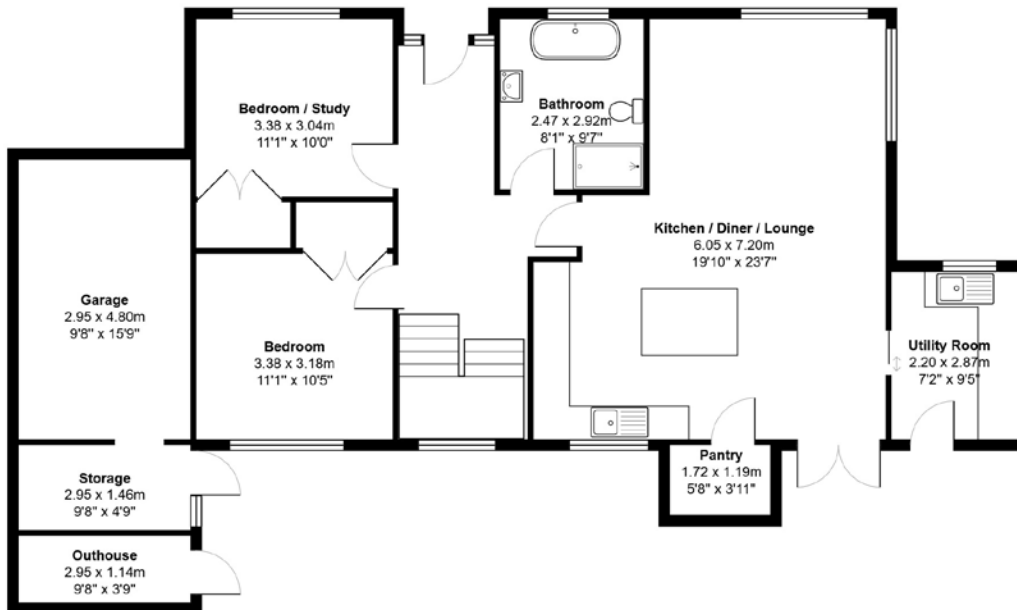


The front garden is bordered by a small stone wall laid with decorative stone chip and allows off-street parking for multiple vehicles. The private gated rear garden is accessed from the utility room, the kitchen or the side gate, bordered by a high perimeter fence and provides a safe environment for those with children or pets, laid mostly to lawn with a border containing a multitude of shrubs and plants. A fantastic covered decked area is suitably positioned for entertaining and enjoying some al-fresco dining and the sun. Access to the integrated garage is from the small workshop. A small stone outhouse completes the garden.

# EXTERNALS

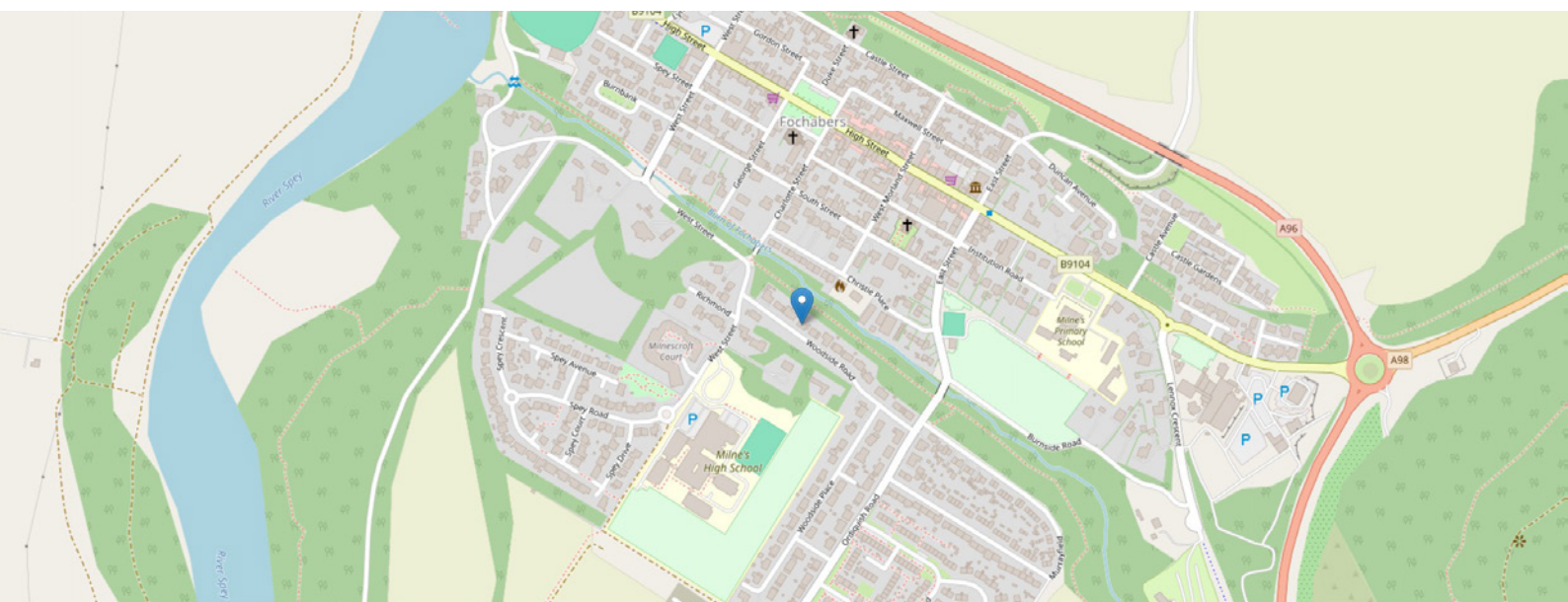


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 143m<sup>2</sup> | EPC Rating: D



# THE LOCATION

20 Woodside Road is conveniently located in the highly sought-after village of Fochabers and only a short walk to the heart of the village with its strong, welcoming local community and a diverse range of local amenities. These include a recently built NHS health centre, restaurants, cafés, delicatessens, a multitude of specialist shops and small supermarkets. There is also a choice of pre-school and a highly regarded primary school with secondary education at the Milnes Academy.





In addition, there is the Simpsons garden centre and Gordon Castle, which are also popular with both locals and tourists throughout the year. Fochabers is also home to "Baxter's", the family-owned food-processing factory, world-famous for its soups, jams, and jellies.

Due to its location in the River Spey valley, Fochabers has incredible nature paths tailored for walkers and cyclists. The nearby Winding Walks and mountain bike Monster Trails are an exciting way to spend an hour or an afternoon. Explore this maze of woodland trails through what used to be the Duke of Gordon's garden. Continue south out of the village, and you will find some breathtaking scenery in and around the Spey valley, which also includes famous Malt Whisky and Castle trails.

The city of Elgin is within nine 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. Easy access to the A96 gives direct routing to the cities of Aberdeen to the east and Inverness 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.



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