

10 Woodside Road

FOCHABERS, MORAY, IV32 7HD



Extremely desirable Scottish village close to the renowned River Spey, immaculate three-bedroom detached bungalow in one of the most desirable streets in Fochabers



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McEwan Fraser Legal is delighted to offer to the market this immaculate detached three-bedroom bungalow, built by Douglas Builders, Buckie. The current owners, during their tenure, have renovated and upgraded to an impeccable standard, with the work of quality tradespersons evident at every turn. A bespoke modern fitted kitchen and bathroom are some of the most recent upgrades. The property offers spacious, bright and airy living accommodation on a single level with fantastic décor throughout and further benefits from the modern comforts of oil-fired central heating and double glazing. 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



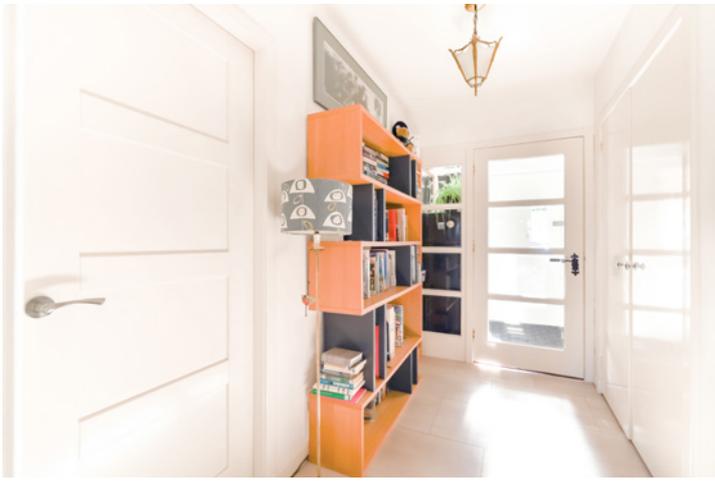
The internal accommodation comprises: a vestibule leading to a welcoming hall and all accommodation. A spacious lounge with a bay window overlooks the front of the property, and a fitted wood-burning Scan Stove adds that touch of grandeur.

THE KITCHEN/DINER



French-style doors lead undoubtedly to the heart of the property, which is open plan to the modern bespoke kitchen and dining area. Multiple windows flood these rooms with natural light, creating a bright and lovely living environment; the well-appointed kitchen is fitted with an extensive range of wall-and base-mounted units with contrasting quartz worktops with a shark nose curved edge, and quality integrated appliances. The kitchen provides access to the rear porch/utility area, which in turn leads to the rear garden.





There are three double bedrooms, all of which have fitted wardrobes, with the smallest of the three currently being used as a home office. The centrally located super-modern family bathroom with heated floor tiles and a separate shower cubicle completes the accommodation. In addition, there are ample storage cupboards within the property. The attic is a great bonus and covers the entire length of this property. Built by Douglas Builders Buckie, it's designed to make extending into the attic simple, with full-height access and partial flooring already in place.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



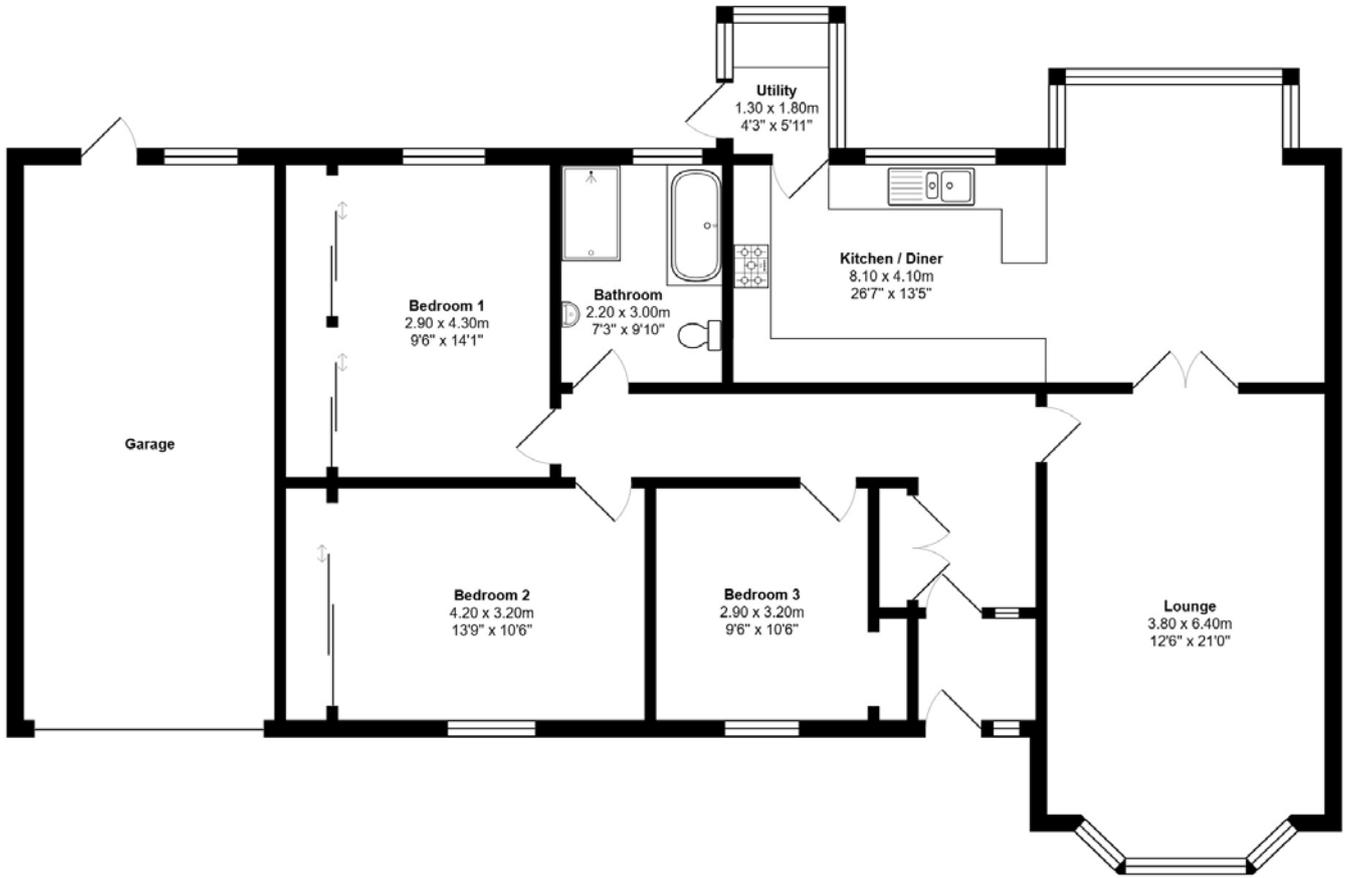
A decorative stone chip driveway allows off-street parking immediately in front of the attached garage for at least two vehicles. The front garden is bordered by a small stone wall laid mostly to lawn with sporadic planting of shrubs and seasonal flowers. Two large fruit trees are part of the focal point of this garden.

The private gated rear garden is accessed from the utility room or side gate, bordered by a high wall 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. Two plastic sheds will remain.

EXTERNALS



FLOOR PLAN & DIMENSIONS

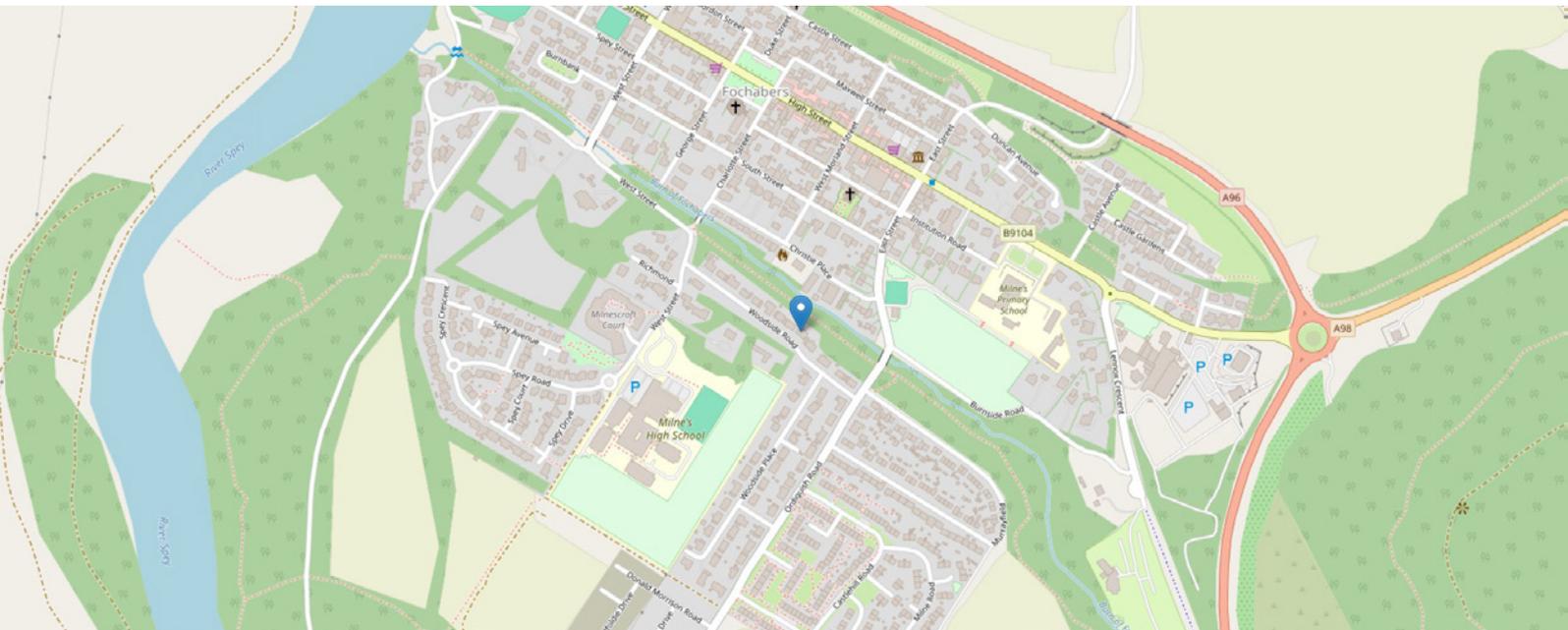


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 121m² | EPC Rating: D

Services: Mains electricity, oil-fired central heating with mains drains and water.

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale.



THE LOCATION

10 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 the home to "Baxter's", the family-owned food processing factory, world-famous for their soups, jams, and jellies.

Due to its location in the valley of the River Spey, 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 & 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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