



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**12 West Street**

FOCHABERS, IV32 7DJ



# FOCHABERS

IV32 7DJ

West Street is conveniently located in the highly sought after village of Fochabers and only a short walk to the heart of the village. Fochabers has pre-school, primary school, and the popular Milnes High School. The Village has a strong welcoming local community and a diverse range of local amenities. These include a recently built NHS health centre, banking facilities, restaurants, cafés including an award-winning chip shop, hotels, pubs, local shops and small supermarkets which all can be found in and around the village centre. Fochabers is also the home to the world famous Baxter's food processing factory which has its own popular visitors centre. In addition, there is Christie's garden centre and Gordon Castle which are also popular with both locals and tourists throughout the year.

The Moray Coast is renowned for having a relatively mild climate. The river Spey 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. There is also a huge variety of outdoor pursuits and leisure facilities all within a short walk or drive.

The Moray Firth which has stunning scenery and beaches along its shoreline, you have a choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the abundance of wildlife including dolphins and seals, which can often be seen along this rugged coastline. Head South and you will find some breath-taking scenery in and around the Spey valley which also includes famous Whisky trails.

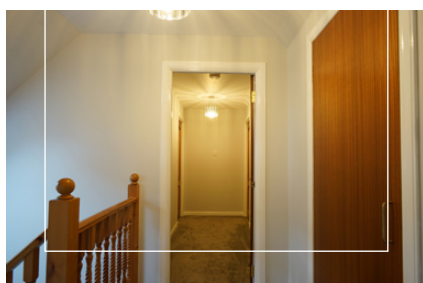
The city of Elgin is within nine miles of the property, providing all the amenities one would expect with modern-day city living, including superb educational and recreational facilities. The main East coast Rail network operates through Elgin providing a link to both Inverness and Aberdeen with Keith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

Easy access onto the A96 gives direct routing to Aberdeen, approximately fifty-seven miles to the east and to Inverness forty-eight 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.





HALL



# 12 WEST STREET

FOCHABERS, IV32 7DJ

A generous family home set over three floors, this individually designed home would suit a large or extended family. The accommodation is modern and offers generous flexible living with the added benefit of large storage areas throughout, one of which with the relevant planning could provide additional accommodation or bathroom facilities. The property is very close to the town centre with easy access to all local amenities.

The accommodation comprises of:

**GROUND FLOOR:** Entrance vestibule, large hall, bright modern kitchen with a large range of wall and base units with space for utilities and dining. Master bedroom with en-suite shower room including companion cupboards and full wet wall finish, bright large lounge with double formation windows, a generous family bathroom with shower over the bath and full wet wall finish.

**FIRST FLOOR:** Landing with storage cupboard and two double Bedrooms. In addition, there is a large walk-in storage room which is currently set up as a home gym. With the relevant planning, this could provide further accommodation.

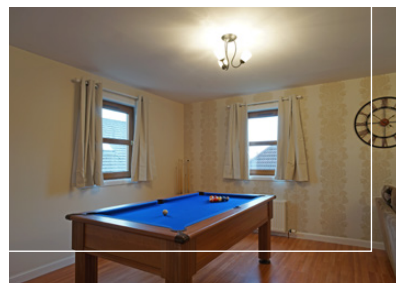
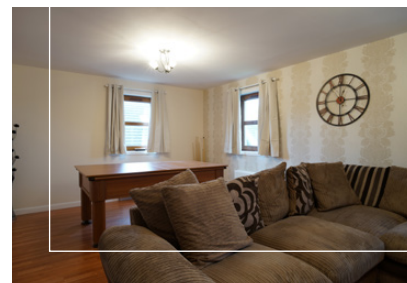
**LOWER GROUND FLOOR:** Entrance vestibule, hall with storage cupboard and two double bedrooms.

There are garden grounds to the side and rear of the property. These grounds consist of a decked terrace area, a grassed lawn area with chipped stone borders which have a mixture of shrubs. The garden shed is included in the sale. The property also benefits from loc bloc off-street parking. In addition, the property has solar panels which are transferable to the new owners.

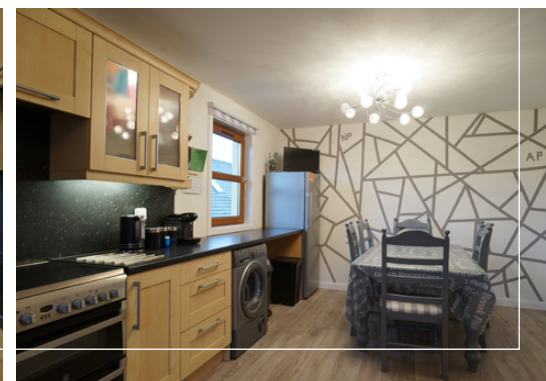
Early viewings are highly recommended and by appointment only.

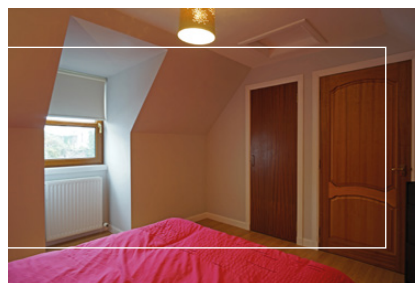
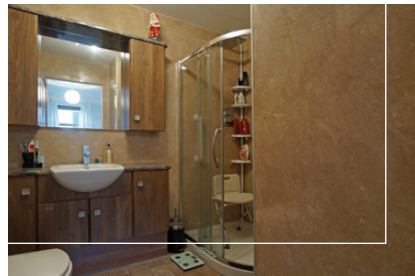
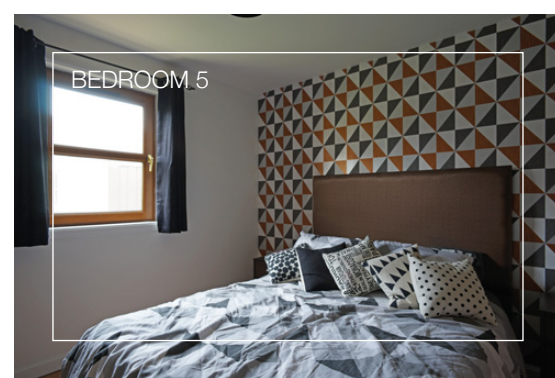


LOUNGE



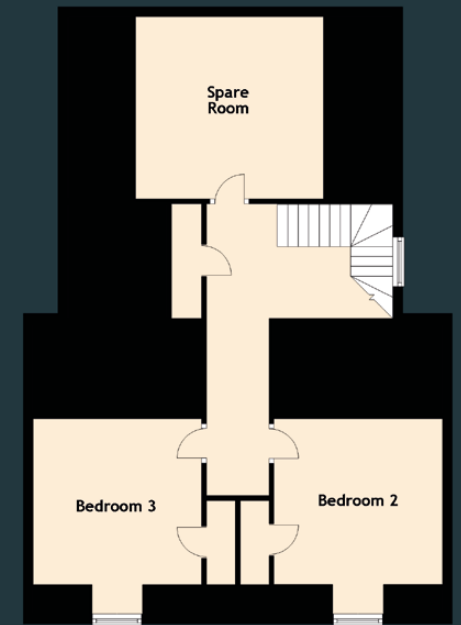
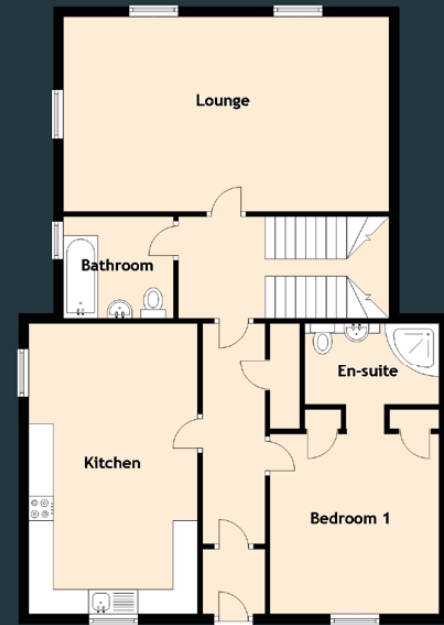
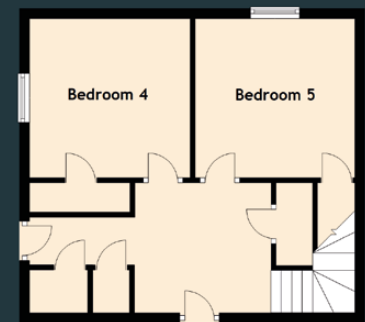
KITCHEN





**SPECIFICATIONS**

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lower Level	
Bedroom 4.....	3.24m (10'8") x 3.24m (10'8")
Bedroom 5.....	3.25m (10'8") x 3.24m (10'8")
Ground Level	
Lounge.....	6.62m (21'9") x 3.96m (13')
Kitchen.....	5.93m (19'5") x 3.43m (11'3")
Bedroom 1.....	3.66m (12') x 3.43m (11'3")
En-suite.....	2.73m (8'11") x 2.21m (7'3")
Bathroom.....	2.24m (7'4") x 2.07m (6'9")

Upper Level	
Bedroom 2.....	3.45m (11'4") x 3.37m (11'1")
Bedroom 3.....	3.44m (11'3") x 3.37m (11'1")
Spare Room.....	4.05m (13'3") x 3.82m (12'7")

Gross internal floor area (m<sup>2</sup>): 168m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): All fixed floor covering and blinds where applicable.

EXTERIOR



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Part  
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