



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Lizzie's Cottage**

13 BOGMOOR ROAD, BOGMOOR SPEY BAY, FOCHABERS, IV32 7PA



# The Location

BOGMOOR SPEY BAY, FOCHABERS, IV32 7PA

Located in Bogmoor which is nearby Speybay on the Moray coast, this cottage is well located for easy access to the A96 Aberdeen to Inverness road and the A98 which serves the Moray coastal routes. Speybay is well known for its championship links golf course, the dolphin watch centre and its beautiful river and coastal walks. The River Spey is world famous for its salmon and trout fishing.

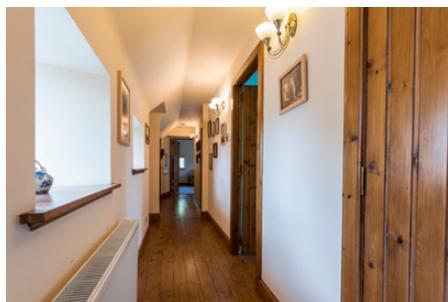
The town of Fochabers is approximately two miles to the west and provides both primary and secondary schooling, a small supermarket and a good choice of public houses and small hotels. Fochabers has a strong and welcoming community and is well known for Christie's garden centre and the world famous Baxters group.

The coastal town of Buckie is approximately five miles to the east, Buckie is a busy town with its own commercial harbour and marina which provides numerous leisure facilities including a modern leisure centre with swimming pool, two links golf courses, outdoor bowling greens, the Ardach Health Centre which is one of two major NHS facilities within the town. There are banking facilities, restaurants, cafes, pubs, local shops, and supermarkets all within easy reach.

The Moray Firth has stunning scenery and beaches along its shoreline, you have a choice of spectacular walks on the pebble and sandy beaches, whilst enjoying the abundance of wildlife including dolphins and seals which can be seen along this rugged coastline.

A lovely country location ideally situated for easy access to the nearby villages and towns.





# Lizzie's Cottage

13 BOGMOOR ROAD

A charming country cottage with many pleasing features, this property would be ideal for a family looking for a semi rural location with easy access to nearby facilities and local amenities. The accommodation is well laid out and provides generous living space with the added benefit of a sunroom to the front elevation which has access to the front garden.

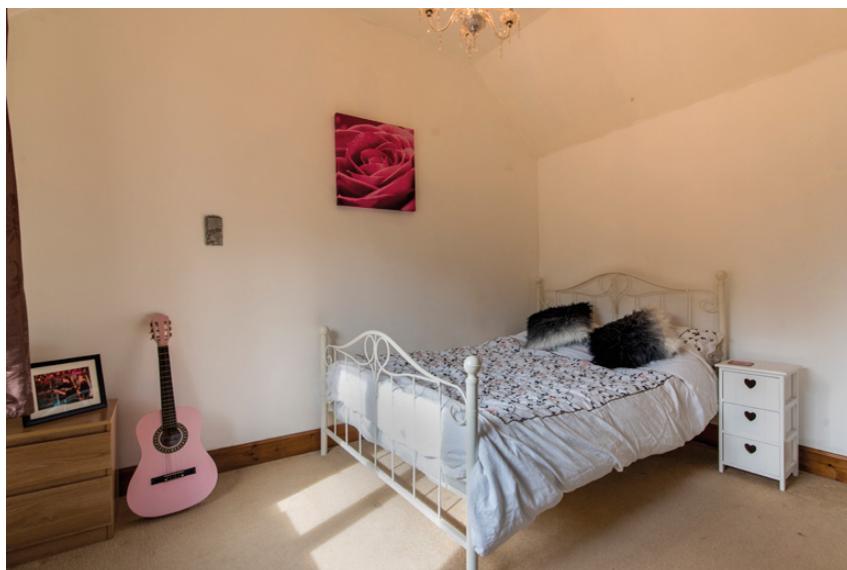
The property briefly consists of: A rear entrance porch, open plan kitchen and lounge with a large feature fire surround with a multi-fuel stove, the kitchen has a good range of storage units with modern integrated appliances and high-quality Sile-stone worktops. A well-appointed sunroom to the front elevation with full glazed gable end, a hallway leading to three double bedrooms two of which have built-in wardrobes, a generous family bathroom with a shower over the bath and complementary tiling, a large utility room provides excellent space for utilities and completes the properties accommodation. The property benefits from good storage throughout.

Externally, the property has a beautiful ten-meter entrance dry stone wall constructed of reclaimed local stone which leads you to the gravel driveway. The front and rear garden is enclosed and provides a safe area for children and pets, there is an area of decking and hard landscaping which provides ideal areas for seating and outside entertainment. The garden has a good mixture of mature trees, including fruit trees, raised beds with established fruit bushes and shrubs, plants and areas of lawn. There is a sturdy secure garden shed, wood store and greenhouse which are included in the sale.

### Key features are:

- Feature multi-fuel stove
- Sunroom
- Large open plan lounge/kitchen with space for dining
- Three double bedrooms
- Wooden flooring
- Double glazed
- Central heating
- Large drive with ample parking for three to four cars





# Specifications

## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	6.00m (19'8") x 3.90m (12'10")
Kitchen	5.20m (17'1") x 3.90m (12'10")
Sun Room	3.60m (11'10") x 3.60m (11'10")
Utility	2.67m (8'9") x 2.50m (8'2")
Bedroom 1	4.10m (13'5") x 3.30m (10'10")
Bedroom 2	3.60m (11'10") x 3.10m (10'2")
Bedroom 3	3.50m (11'6") x 3.30m (10'10")
Bathroom	2.80m (9'2") x 2.40m (7'10")

Gross internal floor area (m<sup>2</sup>): 129m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): All fixed floor coverings and blinds where applicable. Double glazed, oil central heating, garden shed, wood store and greenhouse.

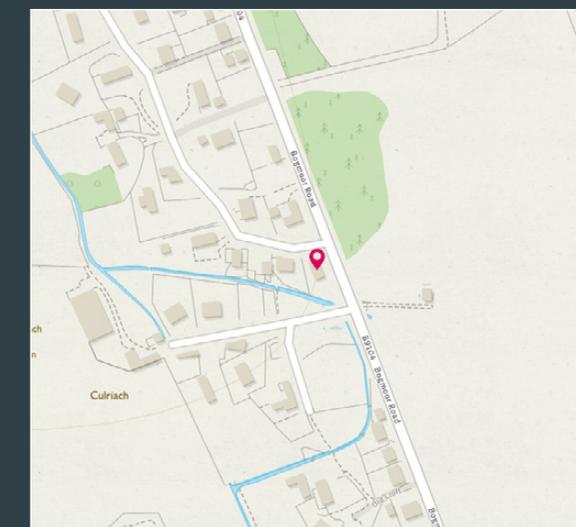


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>




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