

Burnbank

BURNSIDE ROAD, GARMOUTH, FOCHABERS, IV32 7NY



VERY ATTRACTIVE AND UNIQUE
DETACHED PROPERTY IN GARMOUTH



01343 610 444



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this very attractive and unique detached property in Garmouth, with a huge amount of future potential. The pretty looking property is deceiving from the external gorgeous cottage looks, much more space than expected is ready to greet you once you step inside. It has in total 5-6 potential bedrooms but can be set up in a few different ways depending on your needs.

The house has been maintained, improved and loved by the current owners with many upgrades being made over their years of ownership, with a flexible accommodation layout it lends itself to a large traditional family home if that is the requirement. Where it gets really interesting is the annexe style extension that could be used as a self contained 1-2 bedroom apartment, holiday let or a brilliant space for teenage children to feel some independence, or converted into an office space for home working and/or seeing clients.

The Property



Inside, the main house comprises of:

- Front and rear porches, with the rear doubling up as a small office area
- Fully equipped kitchen/dining area with Esse range cooker and breakfast bar
- Comfortable living room with beautiful fireplace
- Family sitting and dining room
- Family bathroom with free standing bath and shower cubicle
- Stunning spacious hallway leading up to a gallery style landing
- 1 ground floor double bedroom
- 2 double bedrooms on the 1st floor
- The master bedroom having an en-suite shower room
- 1 smaller box room/bedroom/study



The Lounge





Kitchen/Diner







Sitting Room







Bedroom 1







Bedroom 2





Bedroom 3







Then the accommodation continues with the very cleverly designed 2 storey extension that has created extra space in the main house as its accessed from the 2nd reception room in the original house or can be set up as a separate annexe with a side door for private access from the side alley

The annexe section comprises of:

- Cosy reception room with doors to the rear garden
- Small shower room
- 2 double bedrooms, one currently used as a large office space



Bedroom 1





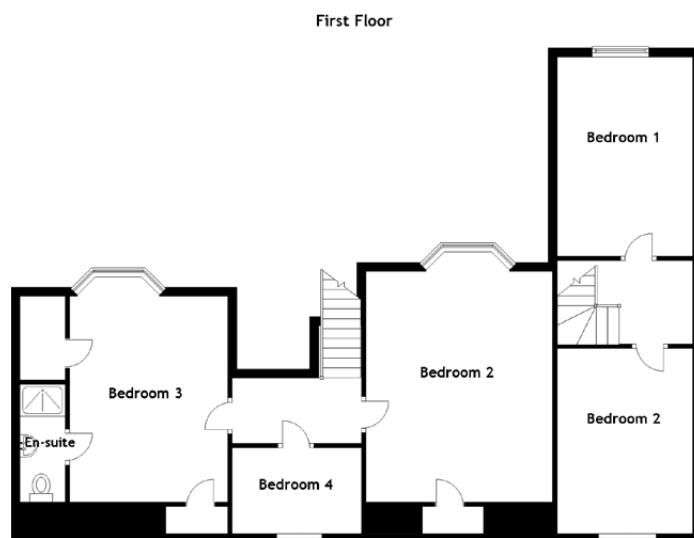
Bedroom 2





Shower Room





Approximate Dimensions

(Taken from the widest point)

Sitting Room	5.50m (18'1") x 4.10m (13'5")
Lounge	4.70m (15'5") x 4.10m (13'5")
Kitchen/Diner	6.10m (20') x 4.80m (15'9")
Bedroom 1	4.10m (13'5") x 3.20m (10'6")
Bathroom	4.20m (13'9") x 2.60m (8'6")
Bedroom 2	5.10m (16'9") x 4.13m (13'6")
Bedroom 3	3.91m (12'10") x 3.50m (11'6")
En-suite	2.60m (8'6") x 1.00m (3'3")
Bedroom 4	2.86m (9'4") x 1.90m (6'3")

ANNEX

Lounge	4.40m (14'5") x 2.80m (9'2")
Bedroom 1	4.40m (14'5") x 3.00m (9'10")
Bedroom 2	4.10m (13'5") x 3.00m (9'10")
Shower Room	1.80m (5'11") x 1.60m (5'3")

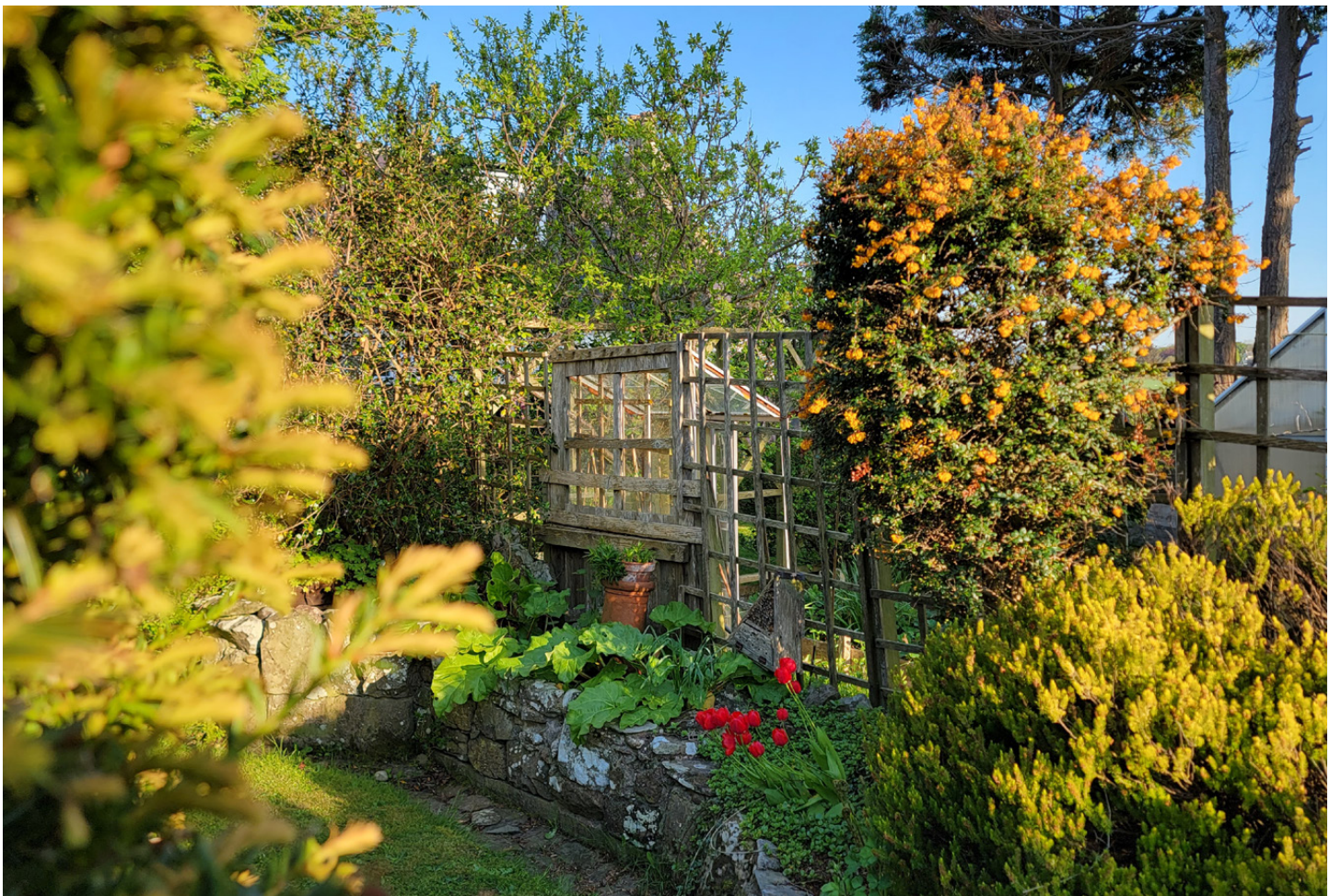
Gross internal floor area (m²): 229m²

EPC Rating: F

In addition to this, the property includes a pottery workshop in the extension. There is also a detached garage to the front of the property next to the gated entrance. The large rear garden is south facing with mature fruit trees and bushes, it is private and secure and looks over fields at the back.

This is a simply fabulous family home in a sought after location but also could prove a very lucrative income opportunity in the future.









Garmouth is a small village in Moray, close to the mouth of the river Spey at nearby Kingston. The village has a real community feel, close to the larger village of Fochabers, only a short drive to Elgin and easy access to the A96 for trips further afield.

With Spey Bay nearly on your doorstep it's ideal for osprey/dolphin spotting, fishing, golfing & Speyside Way. The area is fantastic for long beach walks and enjoyed by cyclists, birdwatchers and kayakers.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01343 610 444

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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.