



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01343 610 444

**51 Castle Street**  
FOCHABERS, IV32 7DW

# FOCHABERS IV32 7DW

Castle 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 breathtaking 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.



# 51 CASTLE STREET

FOCHABERS, IV32 7DW

51 Castle Street is located in a quiet street where properties are of a mixed design, vintage and character. This home has many pleasing features and would be ideal for a small family that would benefit from its location due to it's proximity to the town centre.

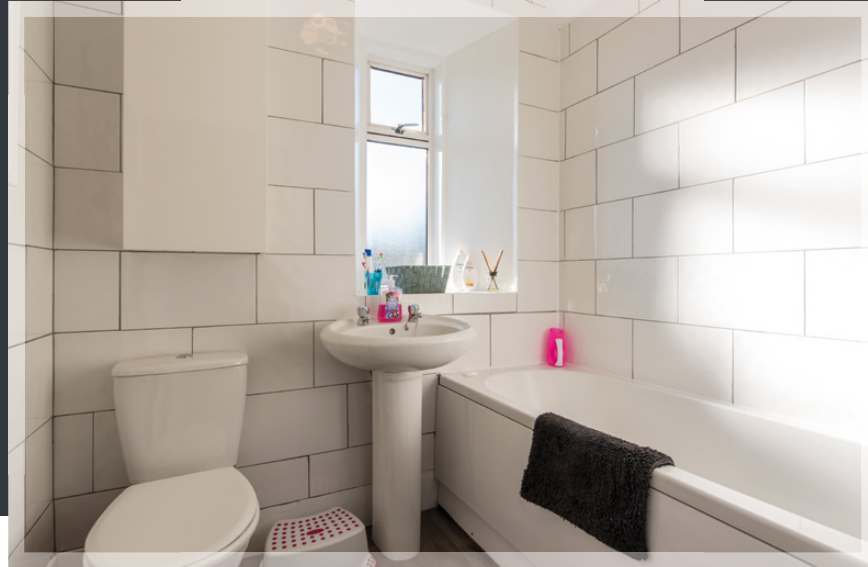
The accommodation comprises of an entrance vestibule, hall, kitchen with ample base and wall units with space for utilities, a generous lounge to the rear elevation, and rear vestibule with access to the garden. The first floor comprises of the landing, two double bedroom and one single bedroom, a three piece fully tiled family bathroom completes the accommodation. In addition, there is a large cupboard under the stair which provides excellent storage.

The garden to the front has a loc-bloc parking area with lawn borders and pathways. To the rear, there is a semi-detached garden store of rendered blockwork design which provides useful outside storage. The rear garden is mainly laid to lawn with pathways and provides a safe area for kids and pets.

The property also benefits from double glazing, gas central heating and off-street parking.

Early viewings are recommended and by appointment only.





# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP

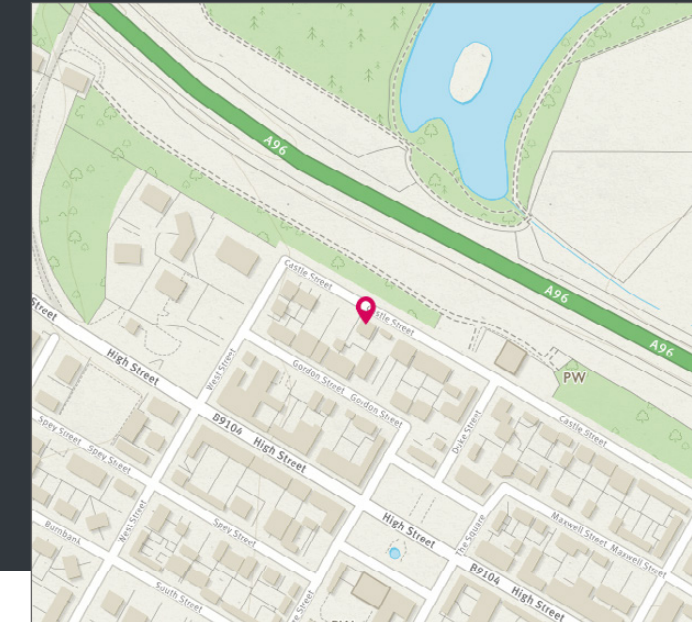


Approximate Dimensions (Taken from the widest point)

Lounge	3.90m (12'10") x 3.80m (12'6")
Kitchen	3.80m (12'6") x 2.90m (9'6")
Bedroom 1	3.90m (12'10") x 2.90m (9'6")
Bedroom 2	4.00m (13'1") x 2.90m (9'6")
Bedroom 3	2.50m (8'2") x 2.00m (6'7")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup> | EPC Rating: D

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





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01343 610 444  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**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.



Text and description  
**ANDREW REID**  
 Surveyor



Professional photography  
**SCOTT MARSHALL**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer