

14 Stewart Place

MOSSTODLOCH, IV32 7JF



Three-bedroom dwelling in immaculate walk in condition. Tranquil village location close to all amenities



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14 Stewart Place is a fantastic three bedroom end terrace dwelling situated in the popular village of Mosstodloch in a quiet residential location. The present owner has meticulously maintained this property and modernized and upgraded it when and where required, a modern kitchen being one of the most recent upgrades. The property is presented to the market with a crisp neutral decor, generously sized rooms and further benefiting from double glazing and a central heating system. Its peaceful location will make a fantastic retirement or family home, which would be ideal for a professional couple looking for a spacious ideally located property, or a fantastic first-time purchase.

THE LOUNGE



Enter through the main hallway allowing access to all other accommodation. The spacious lounge has a large picture window overlooking the front garden.

THE KITCHEN



The modern kitchen has multiple base and wall mounted units with contrasting worktops, matching splashback, and access to the rear garden.

The main bedroom with fitted wardrobes completes the ground floor.

BEDROOM 1





A carpeted staircase with a wooden balustrade leads to the first floor where you have two further good sized bedrooms and the family bathroom which has an electric sports shower over the bath.

THE BATHROOM



BEDROOM 2



BEDROOM 3

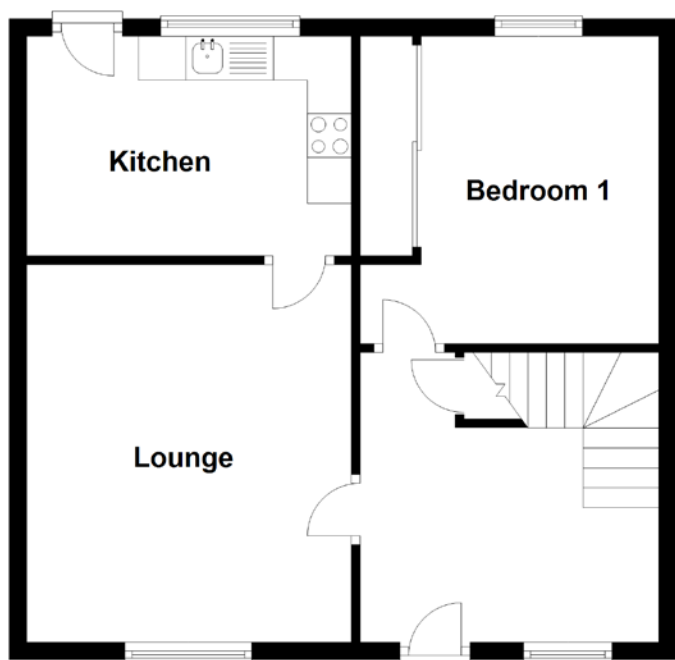


Free on-street parking is available immediately to the front of the property; the front garden is gated and has a boundary fence with a central path leading to the property, laid mostly to lawn with borders containing a wealth of mature shrubs plants and seasonal flowers awash with colour throughout the year. The secure rear garden is laid to decorative stone chip with a high perimeter fence with sporadic planting of mature small trees shrubs and potted flowers, the summer house has power and light and can be utilized for a multitude of purposes including home office, craft room or as a summer house. A patio area ensures that you make the best of the day enjoying the sun and is perfect for entertaining and some al-fresco dining. The stone outbuilding is currently being utilized as a utility room and provides further storage.

THE GARDEN

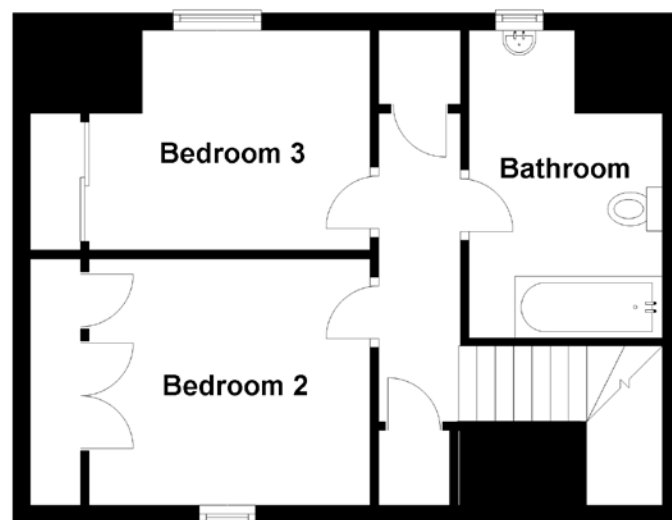


FLOOR PLAN, DIMENSIONS & MAP



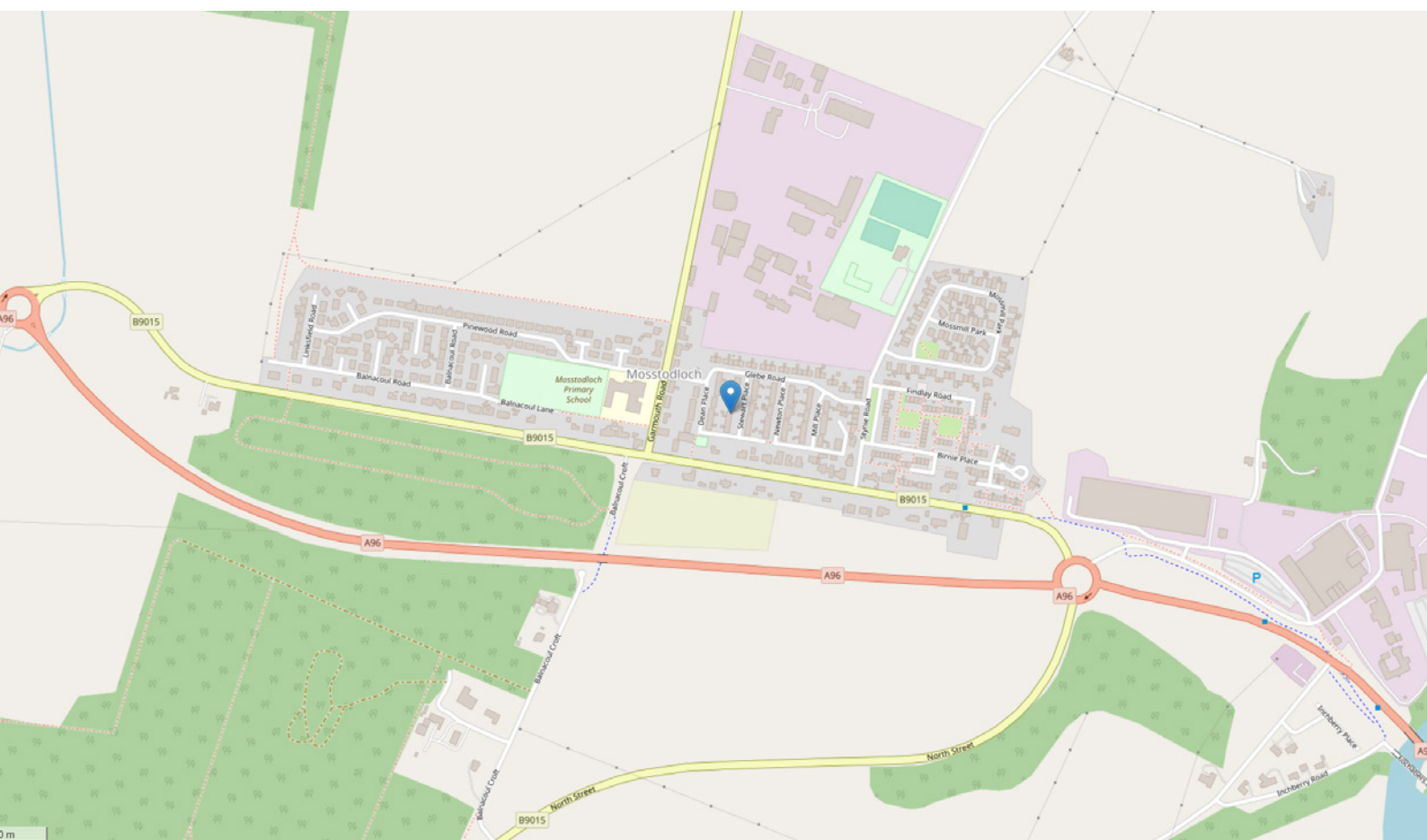
Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.70m (12'2")
Kitchen	3.80m (12'6") x 2.50m (8'2")
Bedroom 1	3.50m (11'6") x 3.40m (11'2")



Bedroom 2	3.20m (10'6") x 2.80m (9'2")
Bedroom 3	3.20m (10'6") x 2.50m (8'2")
Bathroom	3.50m (11'6") x 2.20m (7'3")

Gross internal floor area (m²): 82m²
EPC Rating: D



THE LOCATION

14 Stewart Place is conveniently located in a popular residential area of Mosstodloch; the village is set back from the recently completed A96 bypass and is located on the West side of the River Spey.





Local village amenities include a highly regarded pre-school and primary school, a petrol station with a mini supermarket, and take away restaurant. The village has a strong sense of community spirit and has major employment at the renowned Baxters Food Group and Mosstodloch Sawmill. The larger village of Fochabers is a short drive across the Spey and has a diverse range of amenities. There is a further pre-school, primary school and secondary education at Milne's High School along with a recently completed NHS health centre, restaurants, cafés, hotels, pubs, local shops and small supermarkets. There is also the Gordon Castle and its Estate with the world-famous Baxters of Speyside and the renowned Christies Garden Centre. A comprehensive east coast bus network operates through Mosstodloch.

The River Spey is right on your doorstep and 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. Locally there is a huge variety of outdoor pursuits and leisure facilities.

The Moray Firth approximately 4 miles north has some stunning scenery and beaches along its coast where you have a choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the abundance of wildlife including dolphins and seals, which can be seen along this rugged coastline. Or head south and you will find some breathtaking scenery in and around the River Spey and its magnificent Countryside.

The city of Elgin is within 8 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.

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