

Dryburn Farmhouse, Upper
Auchenreath
Fochabers
IV32 7PR



Fixed Price £339,950

Set within a spacious plot of approximately $\frac{1}{2}$ an Acre is this traditional 4 Bedroom Detached House which benefits from a lovely semi-rural location. The property is well located for the village of Fochabers which offers a variety of local amenities including Milnes Primary and Secondary Schools.

Features

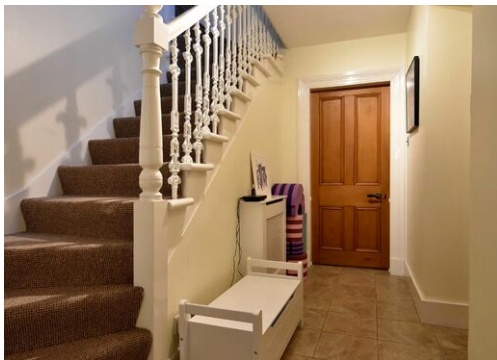
4 Bedroom Detached House

Set within $\frac{1}{2}$ an Acre approx.

Far reaching countryside views

Double Glazing

Oil Central Heating with Worcester boiler replaced 2022



Set within a spacious plot of approximately ½ an Acre is this traditional 4 Bedroom Detached House which benefits from a lovely semi-rural location. The property is well located for the village of Fochabers which offers a variety of local amenities including Milnes Primary and Secondary Schools.

Accommodation comprises an Entrance Porch, Hallway, Lounge with multi-fuel stove, Dining Room, a Rear Hallway, Kitchen / Breakfast Room, ground Floor Shower Room and a Ground Floor Master Bedroom with multi-fuel stove.

The 1st Floor comprises a Landing with store cupboard, 3 further double Bedrooms and a Bathroom.

4 Bedroom Detached House

Set within ½ an Acre approx.

Far reaching countryside views

Double Glazing

Oil Central Heating with Worcester boiler replaced 2022

Entrance is via a front door with single glazed frosted window leading to:

Entrance Porch – 4'8" (1.42) plus door recess's x 5'10" (1.77) plus cupboard space

Ceiling light fitting

Double glazed window to the side

Single radiator

Built-in storage cupboard for coats and shoes

Tiled flooring

Hallway

Ceiling light fitting

A carpeted staircase with white painted cast iron spindles

Single radiator

Tiled flooring

Lounge – 14'7" (4.44) x 11'11" (3.62)

A twin aspect room comprising a ceiling light fitting

A stained lead glass entrance door

Sash design uPVC double glazed window to the front and side

Double radiator

Wooden mantelpiece with multi-fuel stove

Fitted carpet (there is a tiled floor beneath the carpet)

Dining Room – 10'11" (3.32) max x 10'2" (3.10)

Ceiling light fitting

Sash design uPVC double glazed window to the rear with white wooden window shutter blinds

Double radiator

Wood flooring

Rear Hallway

Double glazed Velux window

Single radiator

A side entrance door leads out to the external utility shed, driveway area and gardens

Tiled flooring

Kitchen / Breakfast Room – 14'2 (4.32) x 11'6" (3.50)

Recessed ceiling lighting

Double glazed sash design uPVC windows to the side aspects (one of which is fitted with a white wooden shutter blind with window seat)

Double radiator

Wall mounted cupboards with under-unit lighting

Fitted base units with granite work tops

Rangemaster electric cooker, with 2 electric ovens, grill and a 5-ring induction hob

Single sink with mixer tap

Centre island unit with granite work top offering cupboard space and a breakfast seating area

Integrated dishwasher and microwave

Tiled flooring

Ground Floor Shower Room – 10' (3.05) max x 7'6" (2.28)

Recessed ceiling lighting

Sash design double glazed uPVC window to the side with white wooden window shutters

Traditional style radiator with heated towel rail

Built-in storage cupboard

Double quadrant shower cubicle enclosure with a twin mains head shower

Pedestal wash basin with fitted mirror with lighting

Press flush W.C

Tiled walls and tiled flooring

Ground Floor Master Bedroom – 14'7" (4.44) x 12' (3.66)

Currently used as the master bedroom but formally was used as a reception room

Coved ceiling with a ceiling light fitting

Sash design uPVC double glazed window to the front with window shutters

Wooden mantelpiece with multi-fuel stove and recessed shelved alcoves either side

Double radiator

Wood flooring

1st Floor Accommodation

Landing

Initial part of the landing comprises a ceiling light fitting

Double glazed Velux window to the front

Double radiator

Spacious built-in storage cupboard with lighting within

The landing continues with recessed ceiling lighting, fitted shelf space and a double glazed Velux window to the side
Part carpeted and part laminate flooring

Bedroom Two – 13'3" (4.03) max into window recess x 11'9" (3.57)

Pendant light fitting

Double glazed sash design uPVC window to the front fitted with a white window shutter blind and featuring a slate window seal

Double radiator

Feature fireplace surround

Fitted carpet

Bedroom Three – 13'9" (4.18) max and into window recess x 11'9" (3.57) max

Pendant light fitting

Double glazed sash design uPVC window to the front fitted with a white window shutter blind and featuring a slate window seal

Double radiator

Fitted carpet

Bedroom Four – 11'10" (3.60) x 9'8" (2.94) max into coombe

Recessed ceiling lighting

Double glazed Velux windows with integrated black out blinds to both side aspects

Single radiator

Laminate flooring

Bathroom – 7'6" (2.28) x 5'6" (1.67) max into coombe

Recessed ceiling lighting and a wall mounted light

Double glazed Velux window

Double radiator

Bath with mains shower and tiled walls to the bath area

Pedestal wash basin and W.C

Laminate flooring

Gardens

The property benefits from a plot of approximately ½ an Acre with the front garden mostly laid to lawn with a spacious paved seating area

To the rear of the property there is further garden space with a bloc paved driveway and detached timber-built garage/shed measuring internally 12'8" (3.86) x 15'3" (4.64).

At the rear of the property there is an attached outbuilding which provides a utility room and separate wood store.

The Utility room measures 6'10" (2.07) x 6'9" (2.04) houses the Worcester oil fired boiler, provides space for a washing machine and tumble dryer

Outside garden tap

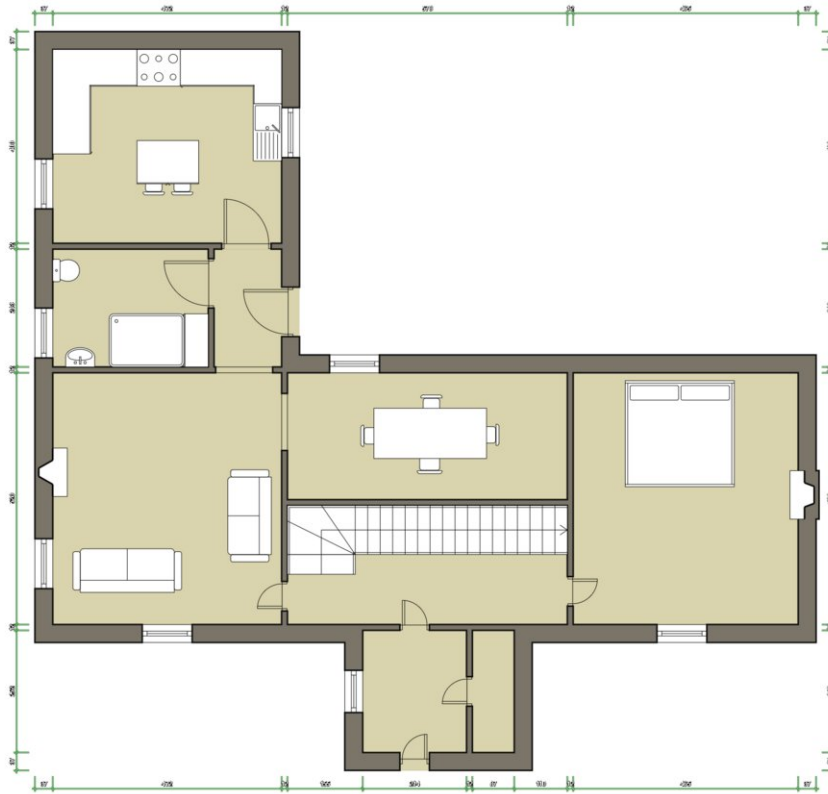
Directions

From Fochabers take the Spey Bay road towards Spey Bay and turn right onto the Portgordon Road. Travel along this road at the crossroad junction, turn right and the property will be the 1st house on the left hand side.

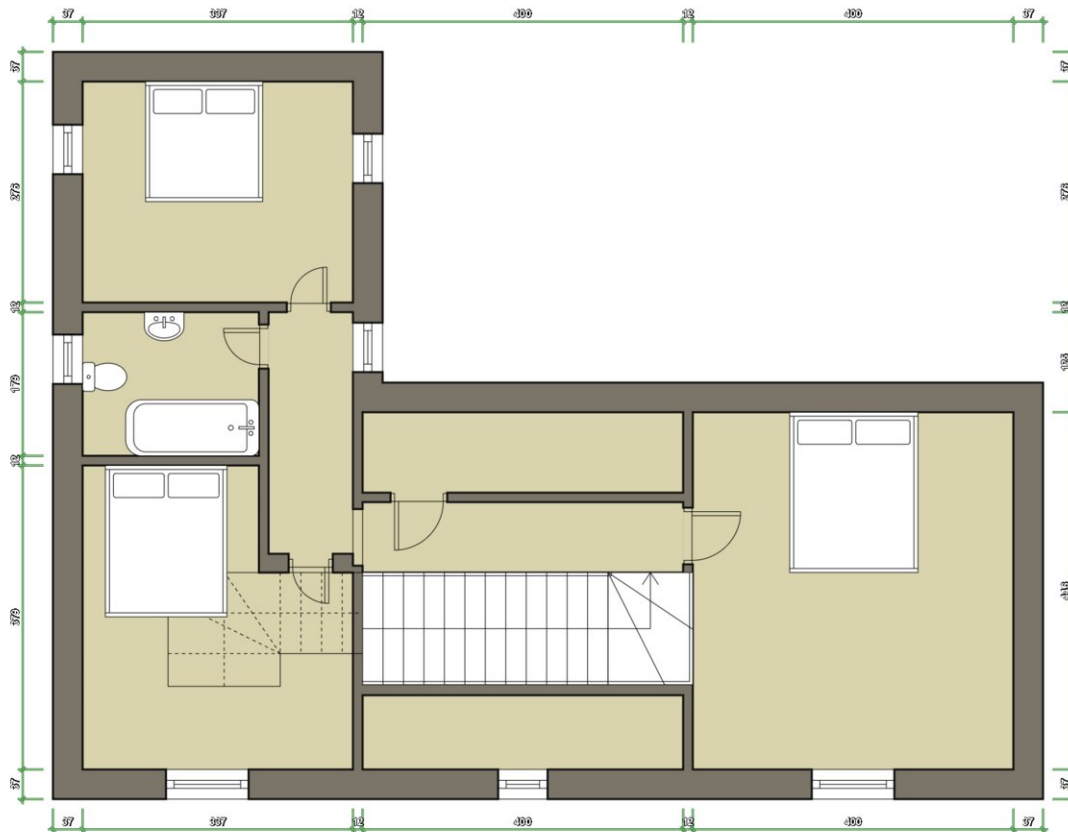
Note 1

All light fittings, curtains, fitted blinds, floor coverings and cooker are to remain.

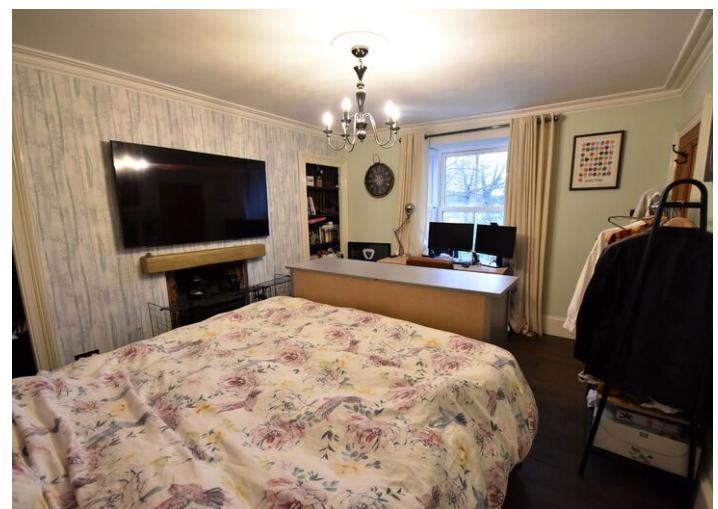
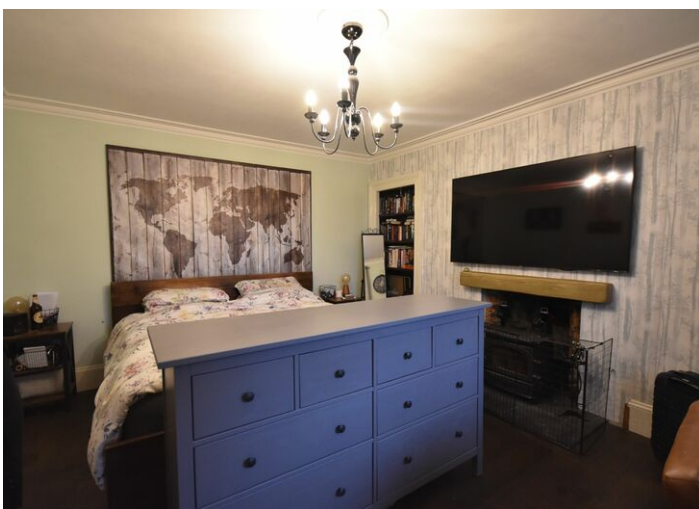
Floorplan



Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.















Energy Performance Rate

Council Tax Band

Currently C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.