

27 Castlehill Road  
Fochabers  
Morayshire  
IV32 7JZ



**Offers Over £145,000**

2 Bedroom Mid-Terraced House located in the popular village of Fochabers. The property is conveniently positioned for all of the local amenities that the village has to offer.

### **Features**

Double Glazing

Gas Central Heating

Enclosed Low Maintenance Design Rear Garden

Timber Built Shed



**2 Bedroom Mid-Terraced House located in the popular village of Fochabers. The property is conveniently positioned for all of the local amenities that the village has to offer.**

**Accommodation comprises on the Ground Floor a Hallway, Lounge, Kitchen & rear Entrance Hallway. The First Floor Accommodation comprises a Landing, 2 Bedrooms & a Bathroom.**

Access to the Property is via a Front Entrance Door with a double glazed frosted window which leads in to the Hallway

**Hallway**

Pendant light fitting  
Carpeted staircase up to the First Floor Landing  
Single radiator  
Built-in shelved cupboard  
Fitted carpet

A frosted glazed door leads into the Rear Hallway

**Rear Entrance Hallway**

Pendant light fitting  
Rear entrance door leads out to the Garden  
Built-in storage cupboard  
Fitted carpet

**Lounge: 13'4" x 10'7" (4.06 x 3.22)**

Coved ceiling with a ceiling light fitting  
Double glazed windows to the front aspect  
Double radiator  
Fitted carpet

**Kitchen/Diner: 13'4" maximum into door recess reducing to 10'8" x 10'5" (4.06 reducing to 3.25 x 3.17)**

Pendant light fitting  
Double glazed windows to the rear aspect  
Single radiator  
Wall mounted cupboards & fitted base units with matching splashback & a single sink with drainer unit & a mixer tap  
Space to accommodate an electric cooker, fridge, freezer & washing machine (these items are all to remain)

Space to accommodate a breakfast table  
Built-in shelved storage cupboard  
2nd built-in cupboard with shelves within  
Vinyl flooring

## **First Floor Accommodation**

### **Landing**

Pendant light fitting  
Loft access hatch  
Single radiator  
Fitted carpet

### **Bedroom 1: 16'4" plus wardrobe space x 8'8" (4.98 x 2.64)**

Pendant light fitting  
Double glazed window to the front aspect  
Double radiator  
Built-in wardrobe  
Fitted carpet

### **Bedroom 2: 10'1" plus cupboard space & door recess x 12'5" (3.07 x 3.78)**

Pendant light fitting  
Double glazed window to the rear aspect  
Double radiator  
Built-in airing cupboard  
Fitted carpet

### **Bathroom: 6'1" x 5'6" (1.84 x 1.67)**

Ceiling light fitting  
Double glazed frosted window to the rear aspect  
Single radiator  
3 piece suite with electric Mira shower & tiled walls to the bath area  
Vinyl flooring

## **Outside Accommodation**

### **Enclosed Rear Garden**

Mostly gravelled with a paved & decked seating area  
Timber built shed to the rear  
A pathway leads to a rear access gate with a communal pathway which runs across the back of the properties

### **Note 1**

All light fittings, floor coverings & blinds are to remain. The electric cooker, fridge, freezer & washing machine in the Kitchen will also remain.

# Energy Performance Rate

# Council Tax Band

Currently B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.