

27 Castlehill Road
Fochabers
Morayshire
IV32 7JZ



Fixed Price £140,000

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) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(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.