

No 2 Milton House, High Street,
Fochabers, Moray

Fixed Price: £225,000



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** VIRTUAL VIEWING AVAILABLE**

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EPC - Exempt

Description

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Entrance communal Hallway with staircase, featuring porcelain floor tiles, staircase with designer wrought Iron balustrades and handrail, feature lighting, leading to top landing and spacious access corridor

Flat entrance vestibule 1.390m x 1.90m

Hall 4.9m x 1.940m

Spacious hallway giving access to all rooms and stair

Kitchen

Generous Kitchen area giving open plan access to lounge, two large windows to front, fully fitted quality Kitchen units with integrated appliances to include built in oven, ceramic hob, cooker hood, larder fridge/freezer, dishwasher & washer/dryer

Lounge

Nice spacious south facing lounge with two

large windows and high ceilings

Bathroom

A truly boutique hotel style designed bathroom with feature display alcoves with feature lighting luxuriously fully tiled in modern large format tiles , shower over bath with grohe shower, contemporary taps with white sanitary ware by ideal standard featuring back to wall pan , wall hung basin with semi ped and chrome heated towel rail, generous sized mirror with shelved area

Bedroom 3 / Dining Room / Executive Home Office

Two generous sized windows, floor to ceiling wardrobe

Stairs with display alcove feature lights, leading to top landing / seating area with Velux window

Top landing 2.050m x 2.440m

Bedroom 1 + En-suite

Large double dormer window, mirrored wardrobe doors, contemporary tiled ensuite with display alcoves

Bedroom 2

Large double dormer window, huge wardrobe running length of room with exceptional deep extra storage at the rear

Contemporary flooring throughout using the highest quality underlay with 80/20 50oz wool carpet finished in elephant grey complemented with designer vinyl in wet areas

NHBC - 10 year warranty

Viewing is essential to appreciate the quality and space this property has to offer.

Location

Centrally situated in the popular Speyside village of Fochabers, close to the all village amenities, to include shops, post office, GP surgery, library and easy transportation links. The main Moray town of Elgin is approximately 10 miles distant, where further facilities include retail parks, super markets, sports centres, Dr Grays Hospital and dentists. Roads links from Fochabers include the A96 which runs from Aberdeen to Inverness, there is a train station in Elgin and the nearest airports are Inverness and Aberdeen.

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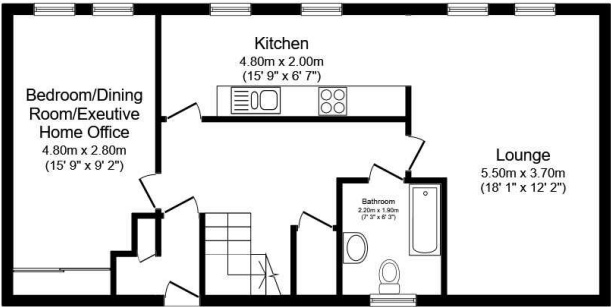
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and

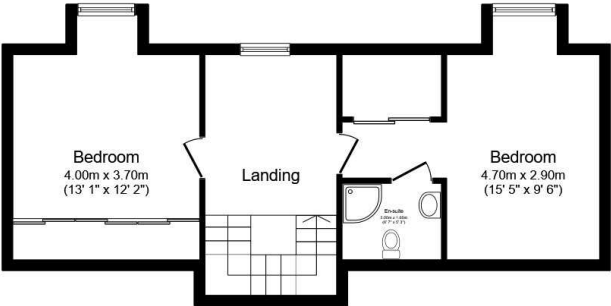
For full EPC please contact the branch.

therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. No to Scale. For illustrative purposes only.



Ground Floor



First Floor

Total floor area 113.0 sq. m. (1,216 sq. ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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