



5 Westmorland Street

Fochabers, IV32 7DT

Offers Over £195,000

ccl
PROPERTY



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CCL are delighted to bring to market this 3 bedroom semi-detach house in the popular village of Fochabers. The well presented property is situated in the heart of the village and is close to all local amenities. Spanning two floors, the property consists of Living Room, Dining Room, Dining Kitchen, Utility Room and Shower Room on the ground floor and Main bedroom with en-suite 2 further double bedroom and family Bathroom on the first floor. Early viewing is highly recommended to appreciate the quality of accommodation on offer.

The property is located close to the centre of Fochabers, where all local amenities are available including; grocery stores, clothes shops, doctors and leisure facilities. The town has both a primary and secondary school, with further education available from UHI Moray College in Elgin. Located on the main A96 trunk road, it enables quick connections between Fochabers and local towns such as Elgin. Elgin is the administrative and commercial capital of Moray and provides further shopping facilities and leisure facilities. From Elgin, train and bus links provide transport to Aberdeen and Inverness where both have vast transport links including International Airports which connect the North of Scotland to the rest of Europe.









The Property

A spacious home with good sized rooms providing comfortable family living on two floors. Enjoys the benefits of Double Glazing and Gas Central Heating. All carpets and floor coverings, blinds, curtains and light fittings are included in the sale.

Hallway:

Accessed via a UPVC front door, the welcoming hallway is decorated in neutral tones with wooden flooring. A window to the side provides excellent natural light and carpeted staircase leads to the upper floor.

Living Room: (4.49m x 3.62m)

A cosy and comfortable room with patio doors to the rear and a window to the front. A fireplace with marble hearth and wooden surround creates an excellent focal point and adds to the cosy feel of the room. Light wood flooring.

Dining Room: (4.67m at longest x 4.39m at widest)

Situated to the front of the property, the dining room is elegantly decorated with polished wooden flooring. Picture window to the front.

Inner Hallway:

The inner hallway provides access to the remainder of the downstairs accommodation. A cupboard provides excellent storage space.

Shower Room:

Fitted with a three piece suite comprising of WC, wash hand basin and corner shower cubicle fitted with a mains shower and wet wall. Heated towel rail and vinyl flooring.

Dining Kitchen: (4.81m x 3.50m)

A spacious room fitted with a range of wooden wall and base units with contrasting black worktops incorporating a 1½ bowl sink and drainer with tiled splash back. A Rangemaster cooker with 5 ring gas hot plate, double oven, grill and warming drawer and black chimney hood. Space for fridge freezer and integrated dishwasher and wine fridge. Door to utility room and further door to outside courtyard.

Utility Room: (6.17m x 2.40m)

Spacious utility room fitted with a range of light wood wall and base units with complimenting cream worktops incorporating a stainless steel sink and drainer. One side of the room is currently used as an office/study area. Has wall mounted Central heating boiler and large double door storage cupboard. Two velux windows flood the room with natural light. Also has an external door.

Upper Landing

A carpeted staircase provides access to the first floor landing which in turn gives access to the bedrooms and family bathroom. Two storage cupboards, one of which has double sliding doors, provides excellent storage space. Hatch to loft.

Main Bedroom: (4.48m x 2.95m)

A spacious double room to the rear with two double wardrobes with hanging and shelf space. Door to en-suite.

En-Suite Bathroom: (2.43m x 1.62m)

Fitted with a three-piece suite comprising of WC, wash hand basin and bath. Shaver point and light. Velux window.

Family Bathroom: (2.87m x 2.21m)

Fitted with a three-piece suite comprising of WC, wash hand basin and bath. Decorated in neutral tones with one pine wall. Frosted window to the side.

Bedroom 2: (4.17m x 3.64m)

Double room to the front of the property, decorated in light neutral tones. Picture window provides excellent natural light. Ample space for freestanding furniture.

Bedroom 3: (4.23m x 3.42m)

A further bedroom again to the front with wooden flooring and ample space for freestanding furniture.

External

Patio doors from the lounge as well as an external door from the kitchen lead to a courtyard area at the rear of the property which provides space for seating and a rotary airer. A stone built shed provides excellent storage. A wrought iron gate to the side of the property gives access to a small driveway and door to the utility room.

UTILITY ROOM

KITCHEN

CUPBOARD

SHOWER ROOM

DINING ROOM

LIVING ROOM

HALLWAY

UP

DOWN

The floor plan for the second floor is shown in yellow. It includes three bedrooms: one at the top, one at the bottom, and one on the right. A central landing area contains a staircase with an arrow pointing down. To the left of the landing is a bathroom and an ensuite room, both containing toilet and sink icons. Two grey areas labeled 'CLIPBOARD' are located near the top and middle of the landing.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	82-100		
B	69-81		
C	55-68		
D	39-54		
E	21-38		
F	1-20		
G			

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2010/31/EC

Current: 60, Potential: 81

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	82-100		
B	69-81		
C	55-68		
D	39-54		
E	21-38		
F	1-20		
G			

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England, Scotland & Wales

EU Directive 2010/31/EC

Current: 51, Potential: 76



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