



# The Neuk

Church Street, Garmouth

Offers Over £275,000

ccl  
PROPERTY





# The Neuk

Garmouth, Fochabers, IV32 7LT

CCL are delighted to offer for sale this superb 4 bedroom B listed traditional Georgian dwellinghouse, the spacious property has been renovated to a high standard and tastefully decorated throughout, is in immaculate condition and well presented with many original features. Spanning two floors with spacious rooms and a lovely family feel, viewing is essential to appreciate the appeal and quality of this versatile property.

Garmouth, is a picturesque village in Moray, north east Scotland, situated close to the mouth of the River Spey and the coast of the Moray Firth at nearby Kingston. The popular village provides a golf course and fishing on the River Spey, other amenities include a local shop, primary school and hotel. Fochabers is approximately 6 miles distant and offers a wide variety of further facilities including shops, bank, post office and secondary schooling.















### The Property

#### Entrance Hallway:

Double wooden exterior doors provide access into the welcoming hallway with tiled floor, has circular staircase to the upper floor and an under stair storage cupboard.

#### Music Room/Bedroom 4 (5.14m x 4.32m):

This front facing versatile room which could be utilised for a number of uses and is currently used as a music room.

#### Lounge (5.33m x 4.61m):

A lovely, elegant room with twin picture windows to the front fitted with original wooden shutters, restored and polished wood flooring. Attractive fireplace with open fire, has wooden surround and over mantle with brick inset.

#### Inner Hallway:

Leading from the lounge the hallway has further stairs leading to the upper floor and gives access to the Dining Room and the Kitchen.

#### Dining Room (4.37m x 3.56m):

A light, airy room with double aspect windows providing excellent natural light. Natural wood flooring. Fireplace with wooden surround and mantle housing electric stove. Recessed shelving either side of fireplace. A lovely space for family dining.

#### Kitchen (4.35m x 3.46m):

Very authentic country style kitchen with white units with contrasting wood worktops incorporating a 'Belfast' sink and matching white brick effect ceramic wall tiles. Original fire place with surround and mantle is still in situ, but has shelving installed for storage. Range cooker and wine fridge and space for free standing fridge/freezer. Shelved kitchen pantry and wooden flooring completes the kitchen.

#### Utility Room:

Situated off the kitchen and allowing access to the rear garden, this area has plumbing for a dishwasher, washing machine/dryer. With a large a pantry and wall shelves provide excellent additional storage.

#### Upper landing:

Beautiful wooden staircase with original turned banister and cast iron spindles leads to the upper landing, which gives access to the shower room and two bedrooms.

#### Main Bedroom (4.64m x 3.47m):

Light and airy room with double aspect windows providing excellent natural light. Two double wardrobes and ample space for freestanding furniture. Original fire place with wooden surround and mantle.

#### Shower Room (2.44m x 2.36m):

Fitted with white WC, wash hand basin, fitted vanity shelf behind and large wall mounted mirror. Shower Cabinet with glazed door, blue tiling and electric shower installed. A further full length wall mirror.

#### Bedroom 2 (4.62m x 3.54m):

Double room again with double aspect windows, flooding the room with natural light. Free standing wardrobes providing hanging, shelving and drawer space, which will remain.

#### Living Room (4.86m x 4.39m)

A spacious bright living room with window to the front and two velux windows to the rear. Fireplace housing the wood burning stove and recessed shelving to the side. Steps down to a small landing which is accessed from the front stairs.

#### Bathroom (2.62m x 2.00m):

White 3 piece suite comprising of WC, sink and bath with over bath mains shower. Tiled around bath and shower area and to dado height round the room. Heated floor tiles and a further door to the living Room.

#### Bedroom 3 (4.54m x 3.21m):

A further double bedroom with window to the front, has original cast iron fireplace, a double door cupboard and double doors to the bathroom.

### External

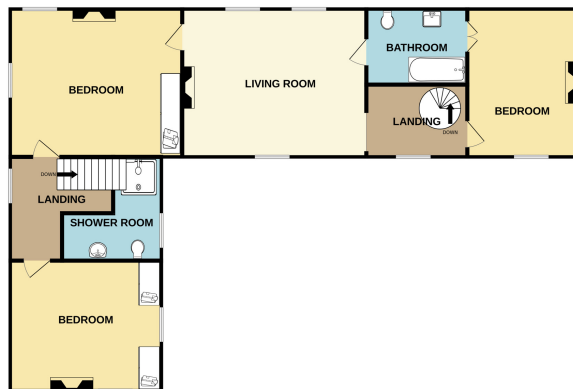
To the front of the property there is gravel drive providing parking for two cars, to the side is an area laid to lawn with borders of flowers and shrubs. The other side has raised bedding areas with an array of flowers and shrubs. A further driveway to the side of the house gives access to the rear door and a secluded private garden, with a high stone wall, mainly to lawn with a raised level seating area, a log store, wooden garden shed and oil tank for the heating.



# GROUND FLOOR

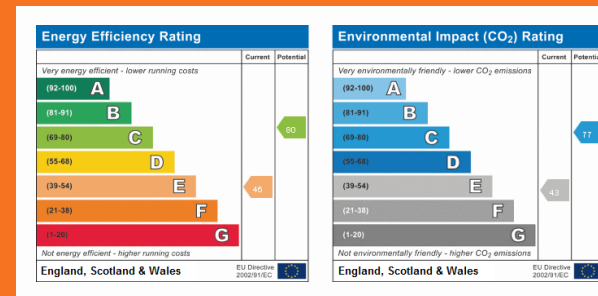


# 1ST FLOOR



THE NEUK, CHURCH STREET, GARMOUTH, IV32 7LT

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.  
Made with Metropix C0202



62 High Street, Elgin

Moray

IV30 1BU

0134 361 0520

info@cclproperty.com