31 The Muir

Bogmoor,

Spey Bay, IV32 7PN

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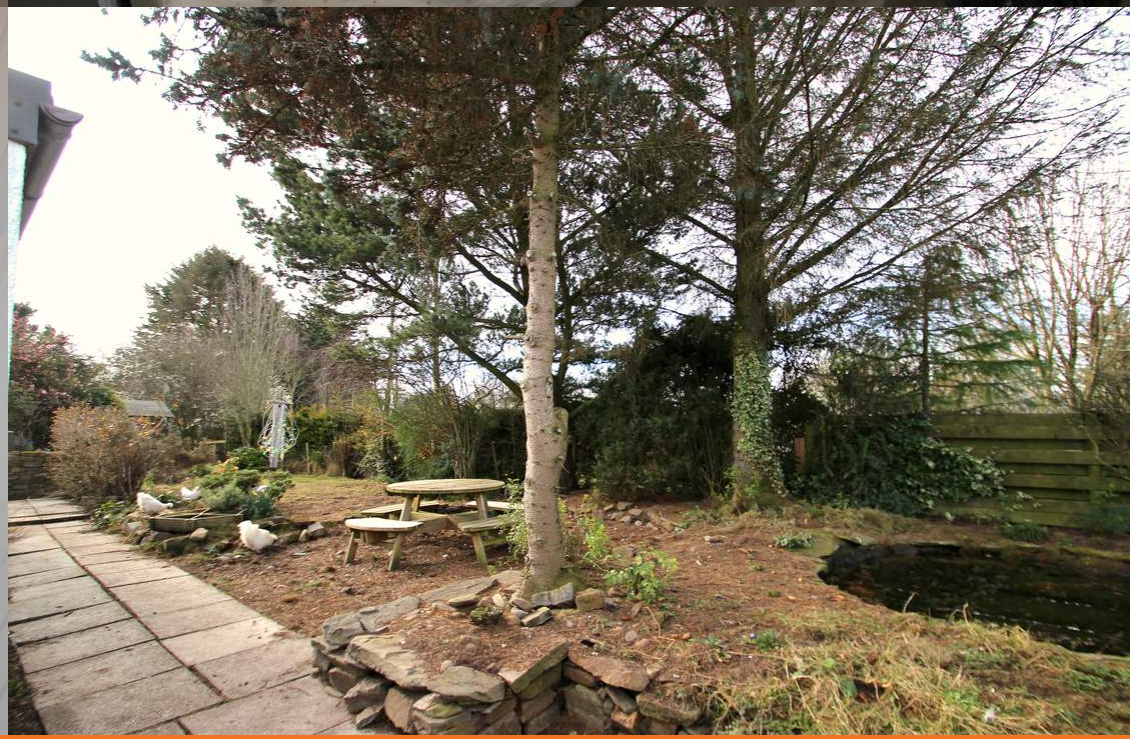
CCL are delighted to offer for sale this charming four bedroom extended farmhouse in the beautiful idyllic setting of Bogmoor, Spey Bay. Set in a spacious plot, the property offers great family accommodation comprising of a light and spacious living room/diner, kitchen, 3 double bedrooms, a further single bedroom, family bathroom and shower room. Mature garden grounds surround the property with a large gravel driveway leading to the property and providing ample private parking for several cars. A garage and large outbuilding provide excellent storage space. Early viewing is highly recommended to appreciate the beautiful location and potential that this property has to offer.

The property is situated in a lovely semi-rural setting within the popular Spey Bay hamlet of Bogmoor and is approximately 4 miles from the town of Fochabers. Fochabers provides many local amenities 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, a 20 minutes' drive away. Located on the main A96 trunk road 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, with vast transport links including International airports, connect the North of Scotland to the rest of Europe.

Live every moment.
Laugh every day.
Love beyond words.
BETH



The Property

Built approximately in 1900 and extended in 1970 and again in 1982, this four bedroom property has spacious family accommodation comprising of hallway, spacious living room diner, kitchen, 3 double bedrooms, a further single bedroom, family bathroom and shower room. The property benefits from stunning views of its surrounding gardens. Double glazing and oil heating with Hive Smart Heating control.

Accommodation:

Hallway: (10m x 1.02m)

An external UPVC door provides access to the hallway which provides access to all accommodation.

Lounge/Diner: (7.1m at longest x 6.59m at widest)

A doorway from the hallway leads to the recently refurbished lounge area which is decorated in neutral tones. A newly fitted wood burner provides an excellent focal point. Picture window to the front provides excellent natural light. From the lounge area, the open plan layout leads to the bright and spacious dining area. Patio doors lead to the rear garden and allow an abundance of natural light. Three further picture windows to the rear and side provide stunning views of the rear garden. Engineered oak flooring throughout.

Kitchen: (3.5m x 3.24m)

Fitted with an excellent range of wooden wall and base units with contrasting black worktops, incorporating a stainless steel sink and drainer, 5 burner Siemens gas hob and integrated Siemens oven. Space and plumbing for washing machine and dishwasher. Black and white tile effect vinyl flooring. Picture window to the front. A door leads to the porch area.

Porch: (2.4m x 1.29m)

Porch area leads to the rear garden.

Family Bathroom: (2.2m x 1.96m)

Fitted with a white 3 piece suite comprising of WC, wash hand basin and bath. Black tile effect vinyl flooring. Window to the rear.

Bedroom 1 (3.56m x 2.9m)

Bright and spacious double bedroom decorated in neutral tones with window to the front providing excellent natural light. Fitted wardrobes with mirror sliding doors along one wall provide excellent hanging and storage space. Ample space for free standing furniture. Recently fitted cream carpet.

Bedroom 2: (3.39m x 2.32m)

Double bedroom decorated in light blue with ample space for free standing furniture. Picture window to the rear. Fitted wardrobe provides excellent hanging and shelf space. Brown carpet.

Bedroom 3: (3.0m x 2.9m)

A light and airy double room decorated in neutral tones with recently fitted light blue carpet. Picture window the rear provides excellent views of the rear garden. Fitted wardrobe provides hanging and shelf space.

Bedroom 4: (2.8m at longest x 2.2m at widest)

Single bedroom recently insulated and reskimmed. Decorated in neutral tones with engineered oak flooring. Picture window to the rear.

Shower Room: (2.4m x 1.69m)

Recently fitted shower room fitted with a 3 piece suite comprising of WC, wash hand basin and corner shower cubicle. Wall mounted mirror and medicine cabinet. Grey ceramic floor and wall tiles. Picture window to the side.

External

The property is set in an idyllic plot with garden grounds surrounding and benefits from peaceful countryside surroundings. A large gravel driveway leads to the front of the property and provides ample parking for several cars. Gardens to the side and rear of the property are mostly laid to lawn as well as a large patio area and pond.

Garage: (6.45m x 3.57m)

Fitted with light and power. Up and over door as well as a wooden door which provides access from the rear garden.

Outbuilding: (9.65m x 3.26m)

A large stone built outbuilding currently divided into two separate areas which provides excellent storage space.

THE MUIR, SPEY BAY, IV32 7PN
TOTAL APPROX. FLOOR AREA 1090 SQ.FT. (101.3 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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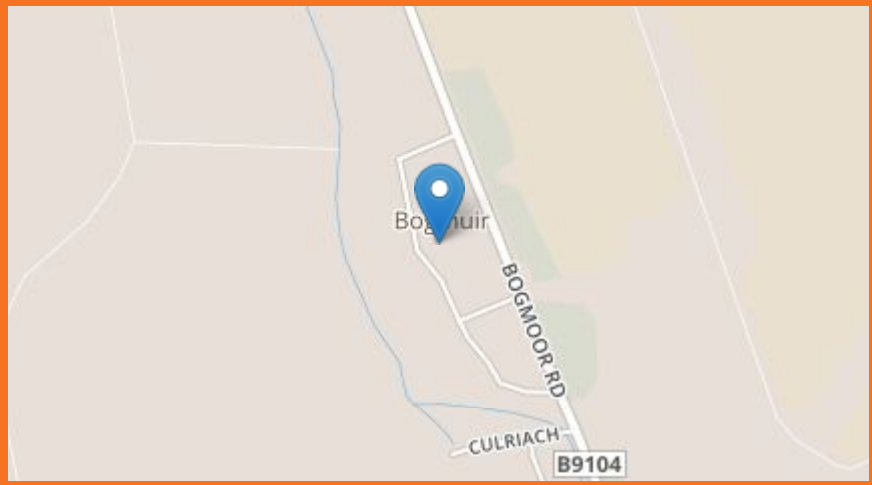

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