



76 Murrayfield

Fochabers, IV32 7EZ

Offers Over £135,000

ccl
PROPERTY



Murrayfield

Fochabers, IV32 7EZ

CCL are delighted to offer for sale this semi-detached house in the popular village of Fochabers. The property comprises of entrance hall, lounge, kitchen, 3 bedrooms and a bathroom with the accommodation spread over 2 floors. The spacious property would make an ideal family home or would be suitable as a Buy to Let opportunity.

The property is located close to the centre of Fochabers, just a few minutes from 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, 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

Hallway (2.03m x 4.82m):

Entry to the property is gained via a part glazed UPVC door which leads to the hallway which in turn leads to all downstairs accommodation. A carpeted staircase leads to the upper floor.

Living Room (4.62m x 3.64m):

Comfortable room to the front of the property with large picture window overlooking the front garden. Fireplace with brick surround and wooden mantle.

Kitchen Diner (4.62m x 2.91m):

Fitted with a range of wooden wall and base units with contrasting black worktop incorporating a stainless steel sink and drainer. Space for fridge freezer and cooker. Picture window to the rear. Space for dining table and chairs.

Sun Room (3.11m x 1.88m):

Accessed via a glazed door from the kitchen, the sunroom provides an excellent additional space leading to the rear garden.

Shower Room (2.04m x 1.77m):

Fitted with a three-piece suite comprising of W.C, wash hand basin and shower. Frosted window to the rear.

Landing (4.00m x 2.34m at widest):

Provides access to all first floor accommodation. Hatch to the loft.

Bedroom 1 (4.02m x 2.07m):

Double room to the front of the property with ample space for free standing furniture. Picture window to the front.

Bedroom 2 (3.75m x 2.93m):

Another double room to the rear of the property. Storage cupboard provides excellent hanging and shelf space.

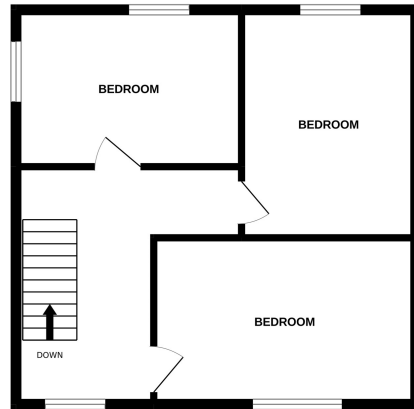
Bedroom 3 (2.66m x 3.81m)

Double room to the rear. Picture windows to the rear and side.

External

A concrete path leads to the front of the property and also provides access to the mature and well-maintained front garden with border containing flowers and shrubs. A large gravel driveway to the side of the property provides excellent parking for several cars and leads to the stone built detached garage. The garage is fitted with an up and over door and has light and power installed. A concrete path along the side of the property leads to a wrought iron gate which leads to the rear garden. Small recess area to the side of the property with outside tap. The path continues to a gravel area with a small banister and storage for bins. A concrete shed with power installed provides excellent storage space. A large area of lawn to the rear is enclosed with a wall and fencing. Drying area with small wooden shed and small rockery area.

1ST FLOOR



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

Very energy efficient - lower running costs

Energy Class	Current	Potential
A (92 to 100)		
B (81 to 91)		
C (69 to 80)		
D (55 to 68)		
E (39 to 54)		
F (21 to 38)		
G (1 to 20)		

Not energy efficient - higher running costs

Current: 64, Potential: 80

EU Directive 2002/91/EC

England, Wales & N.Ireland

Environmental Impact Rating

Very environmentally friendly - lower CO₂ emissions

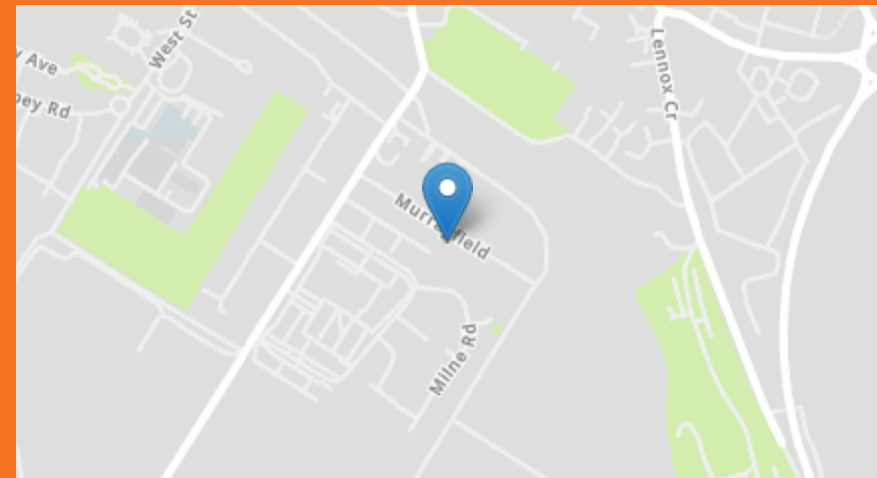
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C (69 to 80)		
D (55 to 68)		
E (39 to 54)		
F (21 to 38)		
G (1 to 20)		

Not environmentally friendly - higher CO₂ emissions

Current: 61, Potential: 78

EU Directive 2002/91/EC

England, Wales & N.Ireland



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