



9 Duncan Avenue | Fochabers | Moray | IV32 7HW

www.cclproperty.com

9 Duncan Avenue, Fochabers, Moray, IV32 7HW

- 3 Bedroom Detached Bungalow
- Living Room
- Kitchen & Utility Room
- Dining Room
- 3 Double Bedrooms
- Family Bathroom with Separate Shower
- Gas Central Heating & Double Glazing
- Driveway & Garage
- Gardens to front & Rear

Summary

CCL are delighted to bring to market this 3 bedroom detach bungalow in the popular village of Fochabers. The well presented property is situated in a quiet cul-de-sac street with no through traffic, in the heart of the village and close to all local amenities. The property consists of Living Room, Dining Room, Kitchen, Utility Room, 3 Bedrooms and family Bathroom. Driveway for private parking leading to the garage, good size garden to the rear, garden mainly laid to lawn at the front and a further garden area across the street, ideal as wild meadow garden. 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.





Property

A spacious bungalow with good sized rooms providing comfortable family living all on one floor. 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. Also, has off street parking on the driveway, garage and three separate garden areas.

Vestibule:

Entry is gained via the double glazed front door, has low level electrics cupboard and further glazed door to the hallway.

Hallway:

Accessed from the vestibule the L shaped hallway provides access to most of the accommodation and has two storage cupboards and the access hatch to the loft.

Loft: Accessed via a Ramsay ladder, the loft is floored and provides a large storage area, also has light installed.

Living Room: (4.77m x 3.86m)

A spacious bright room with large picture window to the front. A brick fireplace with marble hearth and mantel creates an excellent focal point for the cosy room.

Dining Room: (3.29m x 2.96m)

Accessed from the hall, this is a good-sized dining room with window to the rear and has door leading to the kitchen.

Kitchen: (4.12m x 3.29m)

A spacious room fitted with a range of wooden wall and base units with contrasting cream worktops incorporating a sink and drainer with terracotta tiled splash back. Integral double oven, gas hob and extractor hood. Double door shelved pantry cupboard. Ample space to accommodate dining table and chairs if required. Door to the rear hallway.

Rear Hallway:

Small rear hallway which gives access to the Utility room, the garage and to the rear garden.

Utility Room: (2.56m x 1.55m)

Fitted with the same base units and worktops as the kitchen, incorporating a sink and drainer, space and plumbing for washing machine and tumble drier.

Bedroom 1: (3.96m x 3.26m)

A spacious double room to the rear with two fitted wardrobes providing ample hanging and shelf space.

Family Bathroom: (3.26m x 1.96m)

Fitted with a three-piece white modern suite comprising of WC, wash hand basin fitted into vanity storage unit and free standing bath. Separate double size shower cabinet with pale gray tiling and glazed screen door.

Bedroom 2: (3.90m x 3.14m)

Double room to the front of the property, with two fitted cupboards providing hanging and shelf space. Ample space for free standing furniture.

Bedroom 3: (3.87m x 3.14m)

A further bedroom again to the front with two double wardrobes and ample space for free standing furniture.

Garage: (5.59m x 2.81m)

Integral garage accessed from the rear hallway has an up and over door, light and power installed, a window to the side and houses the central heating boiler.

External

Garden to the front is mainly laid to lawn with a path to the front door, gravel driveway to the side providing private parking and leading to the garage. Gravel path leads down the side of the garage to the rear, where there is a large well maintained garden with a surrounding wall, laid to lawn, with an array of trees and shrubs, also has a wooden garden shed. There is a further area of garden situated across from the property which would be ideal as a wild meadow garden.











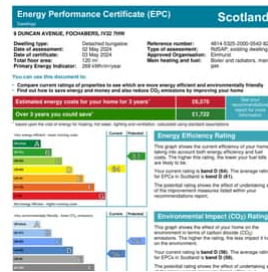


Approximate total area⁽¹⁾
128.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



All appointments to view this or any of our other properties must be made through the vendors sole agents:

CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

www.cclproperty.com

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.