





McEwan Fraser Legal

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# Craigieknowes

BEAUFIGHTER ROAD, NETHER DALLACHY SPEY BAY, FOCHABERS, IV32 7QX

# FOCHABERS

**Located in Nether Dallachy which is nearby Spey Bay on the Moray coast, this small hamlet of semi-rural properties are well located for easy access to the A96 Aberdeen to Inverness road and the A98 which serves the Moray coastal routes. Spey Bay is well known for its championship links golf club and course with bar that is within 1 mile walking distance from the property, the dolphin watch centre and its beautiful river and coastal walks. The River Spey is world famous for its salmon and trout fishing and the property is within the catchment area to receive priority for a fishing licence.**

The town of Fochabers is approximately three miles to the west and provides both primary and secondary schooling, a small supermarket and a good choice of public houses and small hotels. Fochabers has a strong and welcoming community and is well known for Christie's garden centre and the world famous Baxters group.

The coastal town of Buckie is approximately four miles to the east, Buckie is a busy town with its own commercial harbour and marina which provides numerous leisure facilities including a modern leisure centre with swimming pool, two links golf courses, outdoor bowling greens, the Ardach Health Centre which is one of two major NHS facilities within the town. There are banking facilities, restaurants, cafes, pubs, local shops, and supermarkets all within easy reach.

The Moray Firth has stunning scenery and beaches along its shoreline, you have a choice of spectacular walks on the pebble and sandy beaches, whilst enjoying the abundance of wildlife including dolphins and seals which can be seen along this rugged coastline.

A lovely country location ideally situated for easy access to the nearby villages and towns.











# CRAIGIEKNOWES

**A beautiful semi-detached bungalow with many pleasing features, this property has been sympathetically extended and offers an ideal home for a growing family, couple or retirees looking for a semi rural location with easy access to nearby facilities and local amenities. The accommodation is well laid out and provides generous living space with the added benefit of a master bedroom with en-suite shower room and direct access to the rear garden.**

The property briefly consists of: Entrance porch, hall, generous lounge with bay window to the front elevation and includes a feature wood-burning stove, large fully equipped modern kitchen with dining area, master bedroom with en-suite shower room, three double bedrooms, a generous fully tiled family bathroom with separate shower unit, a large utility room provides excellent space for utilities and internal access to the garage. The property benefits from good storage throughout.

Externally, the property has secure boundaries which are a mixture of sandstone walls to the front, hard walls, fenced areas with entrance gates to both the front and rear garden. The garden provides a safe area for children and pets, there are areas of lawn, borders and hard landscaping which provides ideal areas for seating and outside entertainment. The driveway leads to the garage and provides ample parking for vehicles. There is a garden shed to the rear which is included in the sale and provides excellent outside storage.

Key features are:

- Large main lounge with feature wood-burning stove
- Large fully equipped kitchen with space for dining
- Four double bedrooms with master en-suite shower room.
- Excellent storage facilities.
- Attached internal garage.
- Double glazed.
- Oil fired Central heating with a new boiler.
- Large drive with ample parking for four to five cars

An excellent opportunity to own a beautiful property which has been extended and finished to a very high standard. Viewings are a must to fully appreciate the location and opportunity that this home provides. Viewings are by appointment only.









































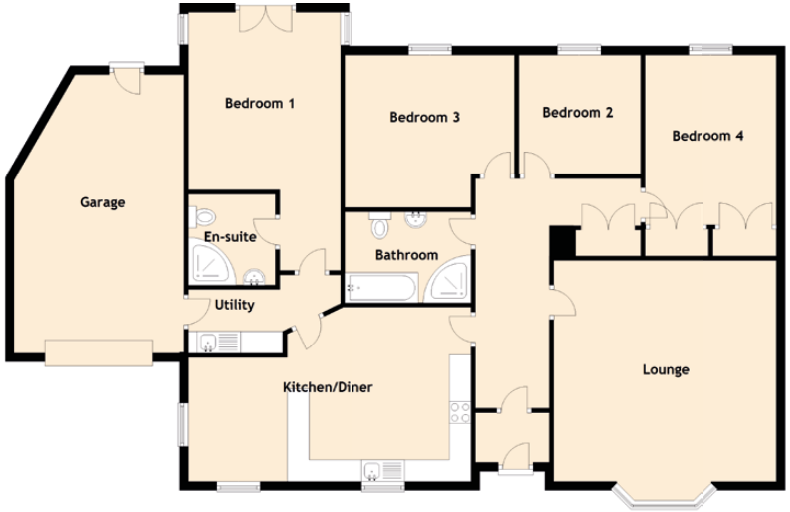


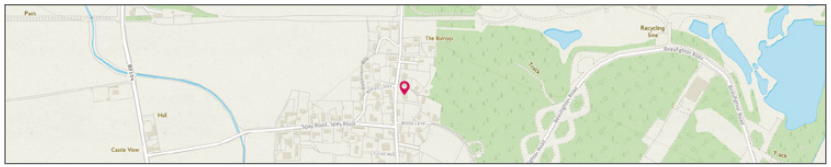




# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



## Approximate Dimensions (Taken from the widest point)

| | |
|---|---|
| Lounge | 5.60m (18'4") x 5.10m (16'9") |
| Kitchen/Diner | 6.50m (21'4") x 4.00m (13'1") |
| Bedroom 1 | 6.50m (21'4") x 3.20m (10'6") |
| En-suite | 2.10m (6'11") x 2.00m (6'7") |
| Bedroom 2 | 2.90m (9'6") x 2.80m (9'2") |
| Bedroom 3 | 3.90m (12'10") x 3.50m (11'6") |
| Bedroom 4 | 3.90m (12'10") x 3.00m (9'10") |
| Bathroom | 2.90m (9'6") x 2.10m (6'11") |
| Garage | 6.40m (21') x 3.90m (12'10") |

**Gross internal floor area ($m^2$) :** 134$m^2$ // **EPC Rating :** D

**Extras (Included in the sale) :** All fixed floor coverings, blinds and garden shed are included in the sale.

Benefits from full insulation, double glazing and oil fired central heating.


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Part Exchange Available


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