Immaculate desirable semi-detached dwelling house

Situated in the quiet, popular and private residential Milnescroft estate









21 Spey Avenue

Moray, Fochabers, IV32 7QR

Scan Here!

3 BED

2 BATH

DRIVEWAY

ENERGY C EPC RATING

McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01542 280 444
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

MORAY

FOCHABERS

Number 21 Spey Avenue is conveniently located in the highly sought after private residential Milnescroft development in the village of Fochabers, and within walking distance to both pre-school, primary school, and Milnes High School. The village has a strong local community and a diverse range of local amenities. A recently built NHS health centre, banking facilities, restaurants, cafés, hotels, pubs, local shops and small super markets, together with numerous churches can be found in and around the village centre and it is of course the home of the world famous Baxters of Speyside and Gordon Castle.

The Moray Coast is renowned for having a relatively mild climate. The River Spey is right on your doorstep and is world famous for its salmon and trout fishing. The angler really is spoilt for choice with numerous rivers, beaches and local harbours all waiting to be fished. There is a huge variety of out door pursuits and leisure facilities all within a short walk or drive from this property.

The Moray Firth which has some stunning scenery and beaches along its shore line, you have a choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the abundance of wild life including dolphins and seals, which can be seen along this rugged coast line. Or head South and you will find some breath taking scenery in and around the River Spey and its magnificent country side.

The city of Elgin is within nine miles of the property, providing all the amenities one would expect with modern day city living, including superb educational and recreational facilities. The main East Coast Rail network operates through Elgin providing a link to both Inverness and Aberdeen with Keith Railway station (with free parking) being the nearest link for the town of Fochabers six miles away.

Easy access onto the A96 gives direct routing to Aberdeen, approximately fifty seven miles to the East and to Inverness forty eight miles to the West. Both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.



GORDON CASTLE | FOCHABERS CHURCH AND FOUNTAIN







21 SPEY AVENUE



21
SPEY AVENUE

This fantastic well-appointed three double bedroom, modern dwelling is set in a quite cul-de-sac location in the popular picturesque, village of Fochabers. Offering spacious living accommodation over two floors, the previous and present owners have extended and recently redecorated and upgraded to a exceptional standard. This ideally located property is presented to the market with generous room sizes, and in walk in condition, further benefiting from wooden double glazed frames and exterior doors, gas central heating and a multitude of stylish fittings and finishings with newly fitted, and fabulously designed family bathroom and master en-suite. 21 Spey Avenue will make a fantastic family home and would be ideal for a professional couple looking for a spacious ideally located home, early viewing is highly recommended.

On the ground floor, the property comprises: vestibule, hallway leading to all down stairs accommodation, exceptional large lounge, fully fitted kitchen with contrasting work tops, with adjacent dining room, and utility room. On the first floor there is a master en-suite bedroom with two further double bedrooms and family bathroom. Fitted wardrobes in all the bedrooms with ample storage cupboards throughout the property.

A decorative lock-bloc drive with parking for two vehicles and pathway leads to the front door, the remainder of the front garden is a mixure of mature plants, shrubs, and seasonal flowers. Access to the rear garden is either from a path to the North side of the property, patio doors from the dining room or the kitchen utility room. This fantastic private South/Easterly facing garden is laid mostly to decorative paving stones and a variety of mature shrubs and plants. An easily maintainable, fantastic safe and secure environment for children and pets alike and ideal for entertaining and catching the sun.









LARGE LOUNGE & KITCHEN











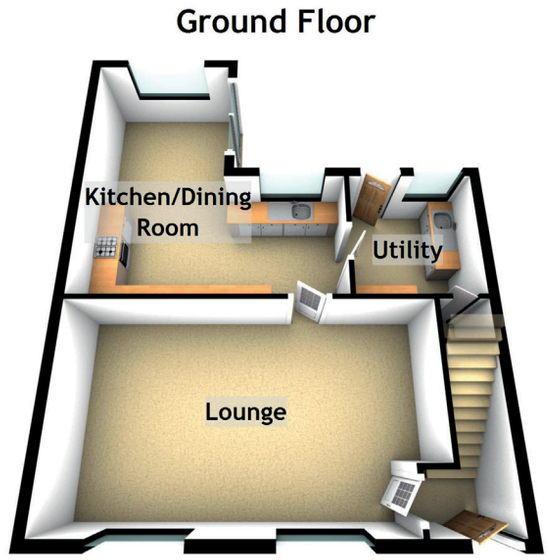


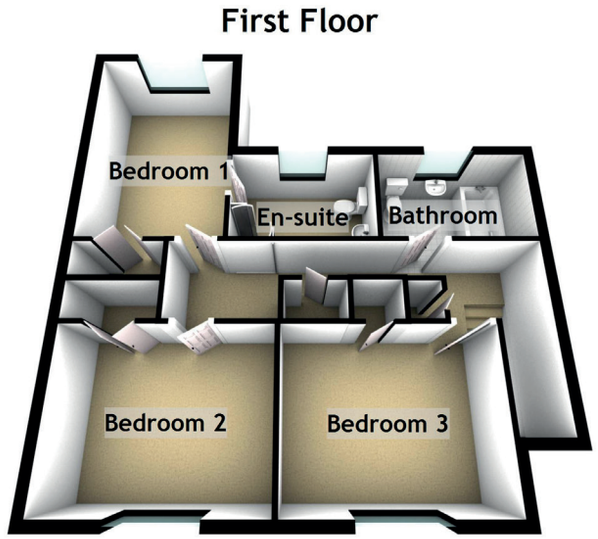






BEDROOMS & BATHROOMS





Approximate Dimensions
(Taken from the widest point)

Lounge	6.70m (22') x 3.90m (12'10")
Kitchen/Dining Room	5.30m (17'5") x 5.20m (17'1")
Utility	2.60m (8'6") x 2.30m (7'7")
Bedroom 1	4.60m (15'1") x 2.80m (9'2")
En-suite	2.30m (7'7") x 1.80m (5'11")
Bedroom 2	3.80m (12'6") x 3.10m (10'2")
Bedroom 3	3.80m (12'6") x 3.10m (10'2")
Bathroom	2.30m (7'7") x 1.80m (5'11")

Extras
(Included in the sale)

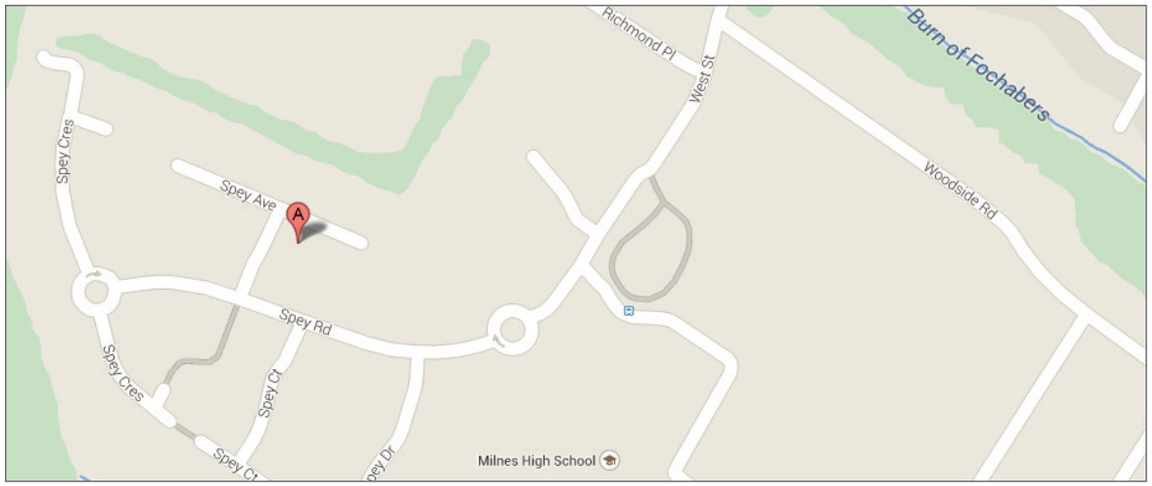
All fitted floor coverings, blinds, curtains, and light fittings (excluding entrance vestibule) are included in the sale.











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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
PETER REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer