4 bedroom detached house for sale, Beaufighter Road, Fochabers, Moray IV32 (1800 C

Location **Scotland, Banffshire**
https://www.freeadsz.co.uk/x-162761-z

We are pleased to offer for sale this attractive detached family home, enjoying a semi rural situation within the ever popular area of Nether Dallachy, by Spey Bay.The Balrogs offers deceptively spacious accommodation which is well presented and good decorative order throughout. With sealed unit double glazing and electric heating the generous accommodation comprises :- entrance hallway, lounge, fitted kitchen with dining room off, downstairs bedroom and shower room and on the upper floor there are three further double bedrooms and a family bathroom.Externally the property enjoys a garden with long driveway, detached garage, shed and has enclosed sun terraces to both front and rear to enjoy the weather regardless on the time of day.Entrance HallwayStaircase to the upper floor, two storage cupboards, electric storage heater and laminate wood flooring. Doors off to the lounge, dining room, shower room and ground floor bedroom.Lounge (4.54m x 3.88m (14'11" x 12'9"))Generous lounge with front facing windows. Contemporary three way light fitting, electric storage heater, decorative electric fire and laminate wood flooring.Dining Room (3.45m x 2.91m (11'4" x 9'7"))Fifteen pane glazed door opens into the good-sized dining room with rear facing windows enjoying a view to the woodland behind. Ample room for storage and for table and chairs. Ceiling light, electric storage heater, bracket for TV and carpet to floor. Large opening to:-Kitchen (3m x 3.43m (9'10" x 11'3"))Bright fitted kitchen with windows to rear and glazed door to the enclosed rear terrace. Good range of floor and wall mounted units with contrasting granite effect work surfaces and splashback tiling. Ample room for all appliances and integral Hotpoint electric oven, hob and extractor hood above. Laminate tiled flooring. Three way contemporary light. Stainless steel sink with mixer tap and drainer.Shower Room (2.3m x 1.85m (7'7" x 6'1"))Shower room with opaque window. Suite comprising WC, wash hand basin, bidet and corner shower enclosure with Mains shower in place. Ceiling light, Xpelair. Wood effect vinyl flooring.Downstairs Bedroom 1 (3.78m x 3m (12'5" x 9'10"))Double bedroom with front facing window. Double fitted wardrobe fronted by sliding doors. Ceiling light. Carpet to floor. Wall mounted Dimplex heater. Bracket for wall mounted television. Fitted mirror.Upper FloorCarpeted staircase leads to the upper landing with excellent walk-in storage cupboard fitted with rail and light. Front facing window and velux window affording good natural light. Two ceiling lights, smoke alarm, hatch to loft, storage heater. Doors off to the three further bedrooms and bathroom.Bedroom 2 (2.9m x 3.77m (9'6" x 12'4"))Generous double bedroom. Partial coombed ceiling and two velux windows. Ceiling light. Electric Dimplex wall heater. Double wardrobe fronted by sliding doors and also airing cupboard housing the hot water tank.Bedroom 3 (3.2m x 2.2m (10'6" x 7'3"))Double bedroom. Partial coombed ceiling and velux window. Fitted cupboard with shelf and hanging rail. Fitted shelving. Ceiling light, Carpet to floor.Bedroom 4 (3.2m x 2.13m (10'6" x 7'0"))Double bedroom. Partial coombed ceiling and velux window. Ceiling light, carpet to floor and electric wall mounted Dimplex heater. Fitted cupboard with shelf and hanging rail. Open curved shelving.Bathroom (1.68m x 2.29m (5'6" x 7'6"))Family bathroom with suite in white comprising bath, WC and wash hand basin. Partial coombed ceiling, velux window and display shelf. Ceiling light. Carpet to floor.OutsideThe garden is predominantly to the front of the property and laid to lawn with some mature shrubs and driveway up to the house with ample parking. Front sun terrace enclosed with fencing, fitted decking and barbecue pit. The rear sun terrace is also enclosed by fencing and laid in low maintenance gravel chippings with patio area and space for table and chairs for sitting out. Timber outbuilding for storage.GarageConcrete, stand alone, one and a half size garage with up and over door. Rafter storage. Fitted with light and power. Room for appliances.Home ReportThe Home Report valuation as at January 2014 is, the Council Tax Band is D and the EPI rating is D.Fixtures And FittingsThe fitted floor coverings, curtains, blinds and light fittings will be included in the sale price.ServicesMains electricity and water, and private drainage.

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