

WOODLEA, BURNSIDE ROAD
FOCHABERS, MORAY





WOODLEA, BURNSIDE ROAD FOCHABERS, MORAY

An attractive family home at the heart of the Speyside village of Fochabers.

Village centre 0.5 miles ■ Elgin 10 miles ■ Aberdeen 56 miles

0.56 acres (0.23 hectares)

Offers Over £415,000

- 2 reception rooms. 4 bedrooms
- Superb village location
- Flexible accommodation
- Extensive mature enclosed garden
- Excellent double garage with scope for development
- Close to a wide range of amenities

Galbraith

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 OnTheMarket



SITUATION

Woodlea is located at the heart of the highly desirable village of Fochabers, in the county of Moray. Located on the east bank of the River Spey, Fochabers provides a good range of services and a thriving calendar for arts, cultural and social events. Local amenities include a choice of independent shops, hotels, a small supermarket, health centre and both primary and secondary schooling (Milne's Primary and High School). Private schooling is available at Gordonstoun, Duffus (about 15 miles). The Christies Garden Centre and Gordon Castle (and Walled Garden) are all close by in Fochabers and the surrounding area includes a wealth of walks and mountain biking trails in the Ordiequish Wood. To the north-west, Elgin provides a wider range of facilities including a leisure centre, library, hospital, retail park, various large supermarkets and a train station with services to Inverness and Aberdeen. Aberdeen and Inverness both offer all the facilities one would expect of a modern city including airports which offer regular domestic flights and summer flights to many European destinations, an excellent selection of shopping, sporting and cultural opportunities.

DESCRIPTION

Woodlea is an attractive, detached family home located in a quiet position at the heart of the popular Speyside village of Fochabers. Overlooking the school playing fields and sheltered to the west by mature woodland, the house enjoys an enviable position in the village, being within easy access of all that Fochabers offers combined with a private setting. The house was constructed in 1973 using a timber frame with harled block and Moray sandstone under a pitched tile roof and has been extended over the years to create what is now a very desirable family home. Accommodation is laid out over two storeys. On the ground floor an entrance hall leads to a bright and airy living/dining room, a sitting room which could be used as an additional bedroom, a well equipped kitchen with an adjoining family room (dining area), utility room and W.C. There is also an 'en suite' bedroom on the ground floor, ideal for those with more limited mobility. On the first floor a landing accesses three bedrooms with the master bedroom having an en suite shower room and walk-in wardrobe, a family bathroom with bath and shower and a box room. The house has a wonderfully bright and airy feel with large upvc double glazed windows flooding the interior with natural light. There is excellent built in storage space and the room layout is such that there is great flexibility in how the accommodation may be used. The large L shaped living/dining room with an open fire and the kitchen with adjoining family room are particularly appealing rooms.

ACCOMMODATION

Ground Floor:

Hall. Living room/dining room. Sitting room. Kitchen. Family room. Bedroom (en suite). Utility room. WC.

First Floor:

Landing, 3 bedrooms (master en suite), bathroom and box room/store.

GARDEN

The garden, which surrounds the house, is no less impressive, extending to about half an acre and enclosed by a timber fence. It includes various mature trees and rhododendrons which help seclude and shelter the house. There are a series of well stocked and maintained flower beds and borders in addition to an extensive area of lawn. In addition, there is a greenhouse and various useful timber sheds and stores. A superb double garage provides excellent storage whilst ample parking for several vehicles is provided on a tarmac driveway.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Mains	Freehold	Oil CH	Band F	Available	Available	C79

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
 For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

DIRECTIONS

From the east end of Fochabers High Street, turn off the roundabout onto Lennox Crescent. Take the next right turn onto Burnside Road where Woodlea is the last house on the right hand side sitting adjacent to the school playing field.

POST CODE

IV32 7EU

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: pouting.redeeming.interval

SOLICITORS

Kellas (Solicitors), Inverurie.

LOCAL AUTHORITY

Moray Council.

FIXTURES AND FITTINGS

All light fittings, floor coverings and curtains will be included in the sale. The built-in dishwasher, larder fridge and microwave and the range cooker in the kitchen are also included as are the washing machine and tumble drier in the utility room.

VIEWINGS

Strictly by appointment with the Selling Agents.

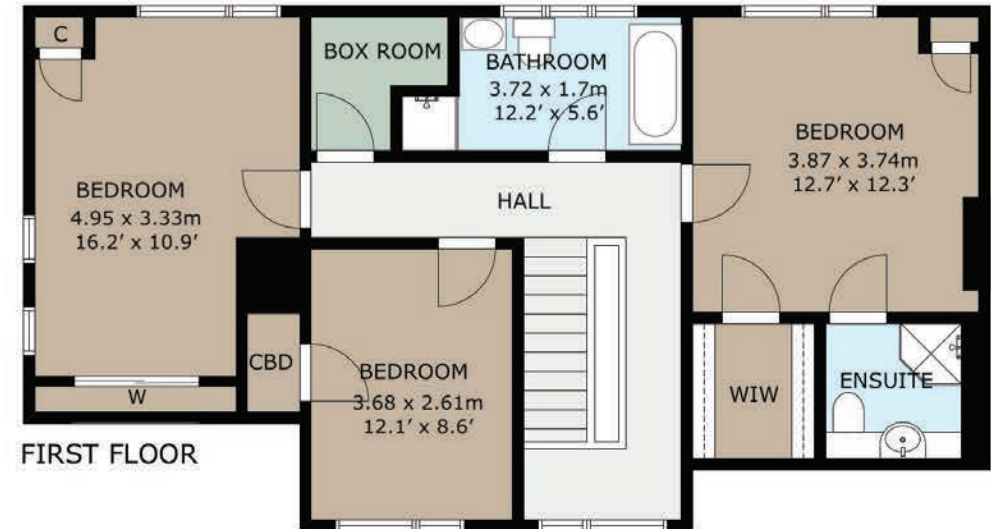
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.





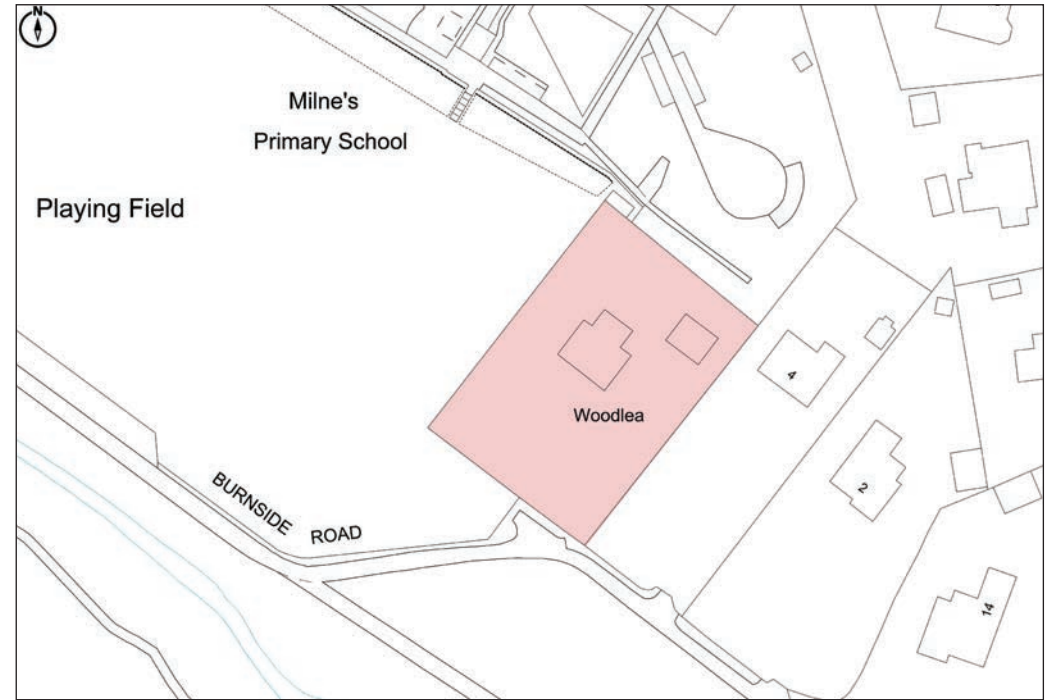
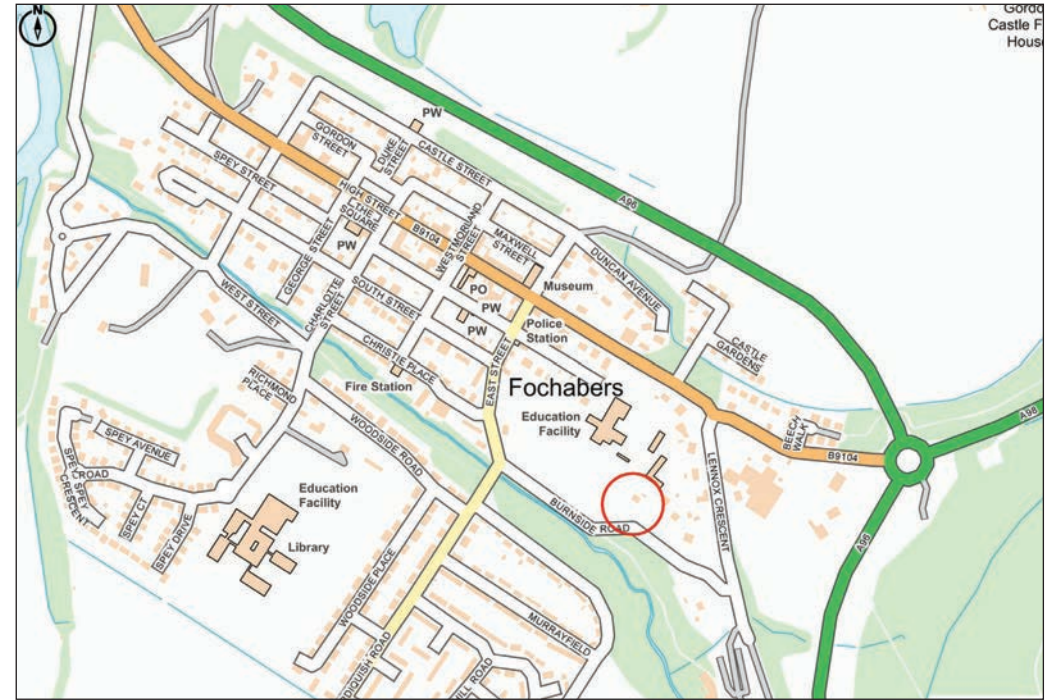


Woodlea, 6 Burnside Road Fochabers, IV32 7EU

Illustration for identification purposes, actual dimensions may differ. Not to scale.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2024









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