

An aerial photograph of a village in Moray, Scotland. The image shows a dense cluster of traditional stone and brick houses with dark roofs. A prominent church with two spires is visible in the upper middle. A yellow arrow points to a specific property in the center of the village. The background features a large body of water, likely a loch, and rolling green hills under a clear blue sky.

Galbraith

BENNACHIE

68 HIGH STREET, FOCHABERS, MORAY



Bennachie

6 8

BENNACHIE, 68 HIGH STREET, FOCHABERS, MORAY,

An outstanding family home at the heart of the village.

Elgin 9 miles ■ Aberdeen 57 miles

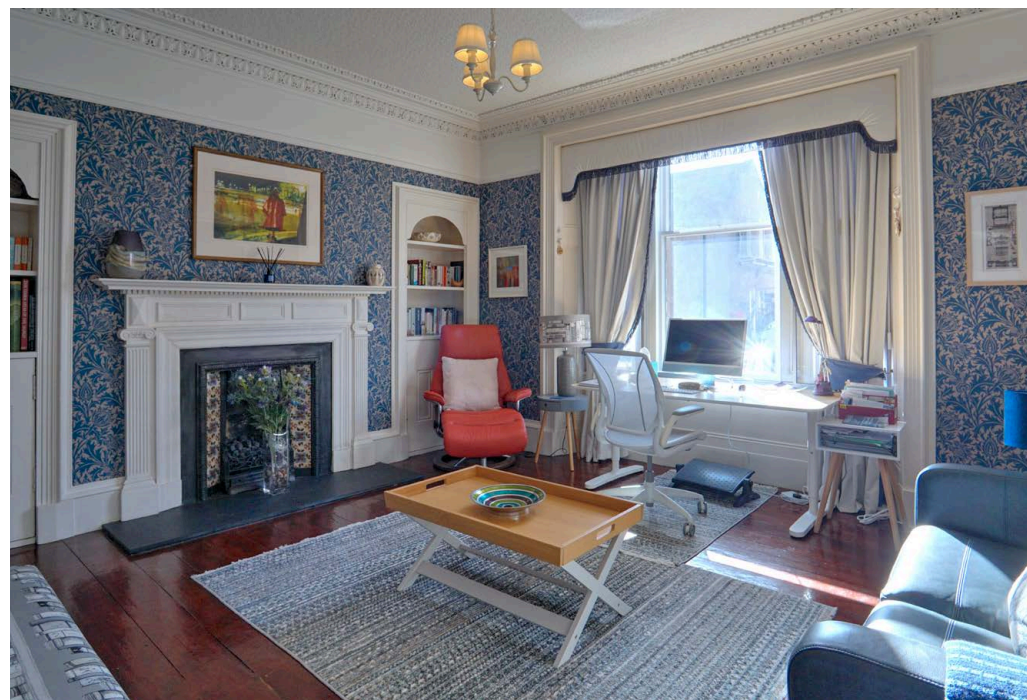
Guide Price £450,000

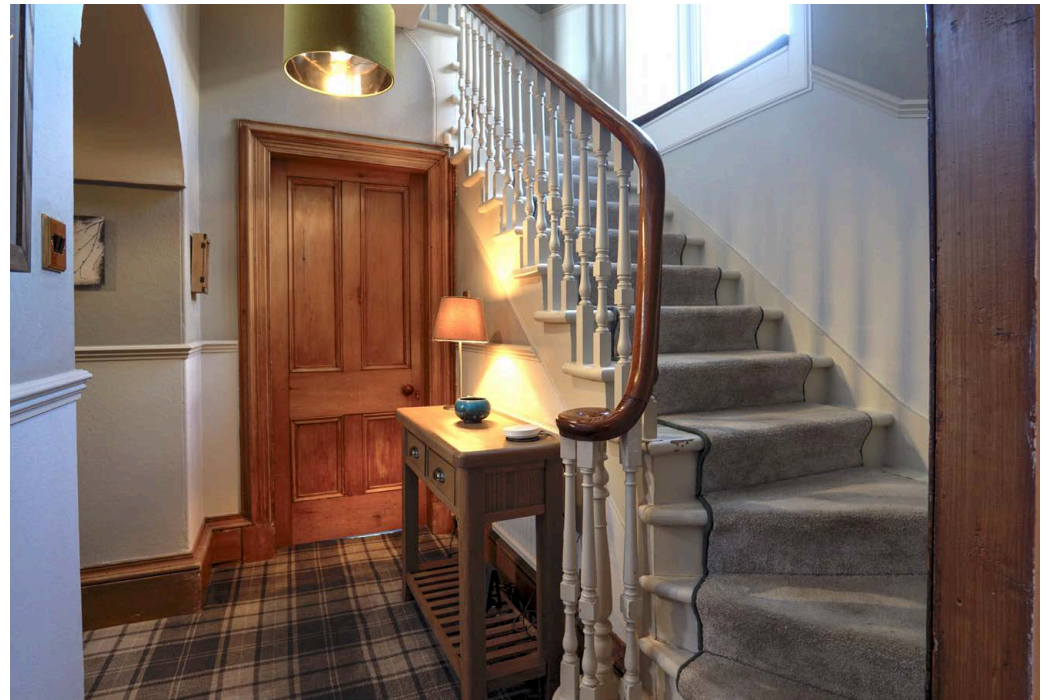
- 3 reception rooms. 6 bedrooms
- Well-appointed and flexible accommodation
- Many fine period and contemporary features
- High quality kitchen and bathroom fittings
- Generous garden
- Double Garage
- Easy access to a wide range of amenities

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket







SITUATION

Bennachie 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

Bennachie is a magnificent town house located at the heart of the popular Speyside village of Fochabers. Built in 1880 and located within the conservation area of the village, Bennachie is a most impressive family home which has been refurbished and extended to the highest standard. The accommodation is provided over two and a half storeys together with a substantial extension to the rear.



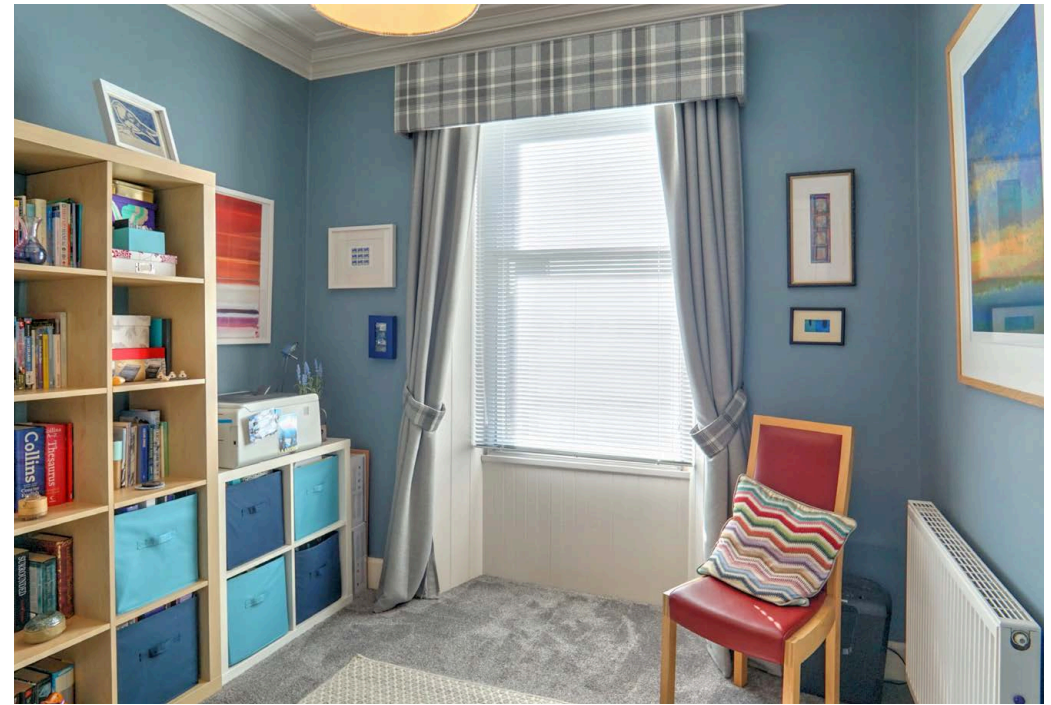
Ground floor:
Vestibule. Hall. Sitting Room. Dining Room /Home Office. WC. Kitchen / Dining / Family Room.
Rear Hall / Utility Room.

First floor:
Landing. Family Bathroom. 4 Bedrooms (2 En Suite).

Second Floor:
2 Attic Bedrooms

The room layout is such that the accommodation could easily be altered to suit individual requirement whilst the house has a wealth of period features befitting a property of this age and quality. These include fireplaces, tall, corniced ceilings, tasteful décor throughout and many built in shelved presses. The kitchen and bathroom fittings are of a very high quality with the open plan kitchen / dining / family room as well as the principal reception rooms being particularly appealing rooms. A further impressive feature of the house is that with many new windows, the house has a lovely bright and airy feel with the large windows flooding the interior with natural light. The house has gas central heating and is connected to the mains services.

Outside, the garden is no less impressive. Enclosed by a stone wall which provides privacy and shelter, the garden includes areas of lawn flanked by well stocked herbaceous borders, a raised deck with covered BBQ area and a number of sheltered seating areas. There is a greenhouse, a double garage with automatic doors and rear gate gives access directly onto Gordon Street. Parking is also available on street.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Mains	Freehold	Gas	Band E	Available	Available	D 56

*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 Elgin, head eastwards along the A96 towards Aberdeen, bypassing the small villages of Lhanbryde and Mosstodloch. After crossing the River Spey, take the third exit at the roundabout, heading into the village of Fochabers. Bennachie (no. 68 High Street) is located on the left hand side.

POST CODE

IV32 7DH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: reap.clockwork.look

SOLICITORS

Grigor and Young, Elgin

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

The following are included in the sale - all curtains and blinds, integrated kitchen appliances comprising fridge, 2 freezers, dishwasher and SMEG induction cooker.

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.

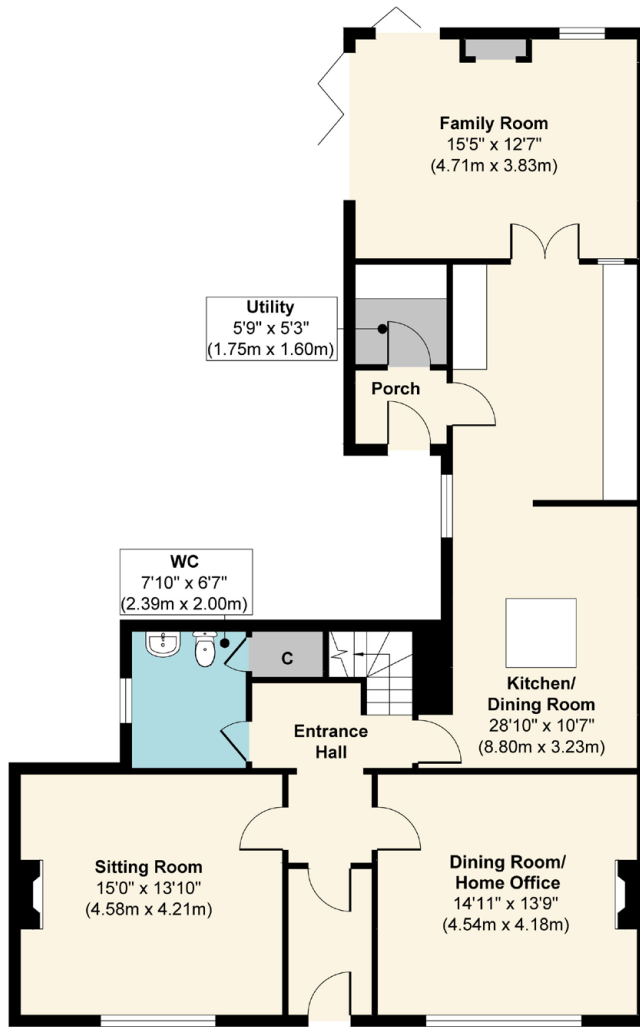


Bennachie

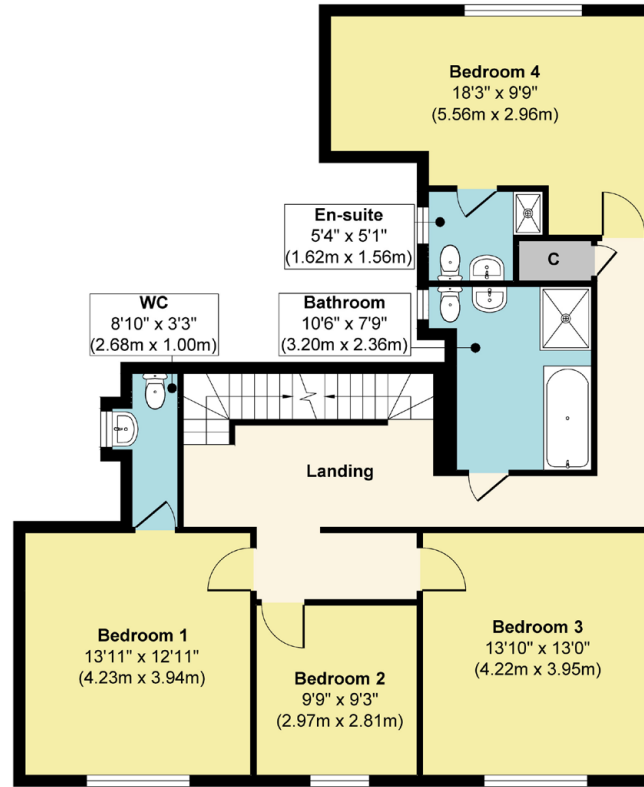
Approx. Gross Internal Floor Area 2781 sq. ft / 258.37 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

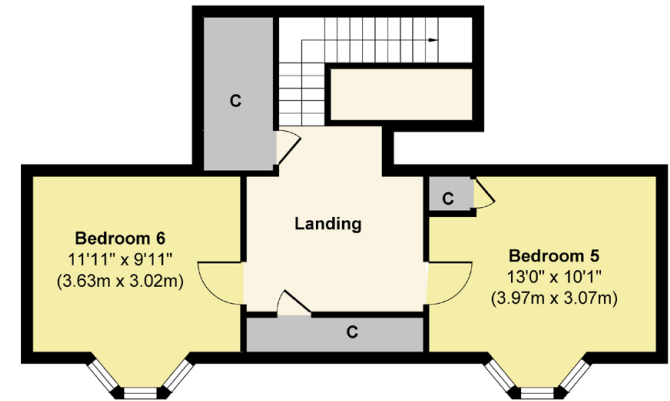
Produced by Elements Property



Ground Floor
Approximate Floor Area
1214 sq. ft
(112.80 sq. m)



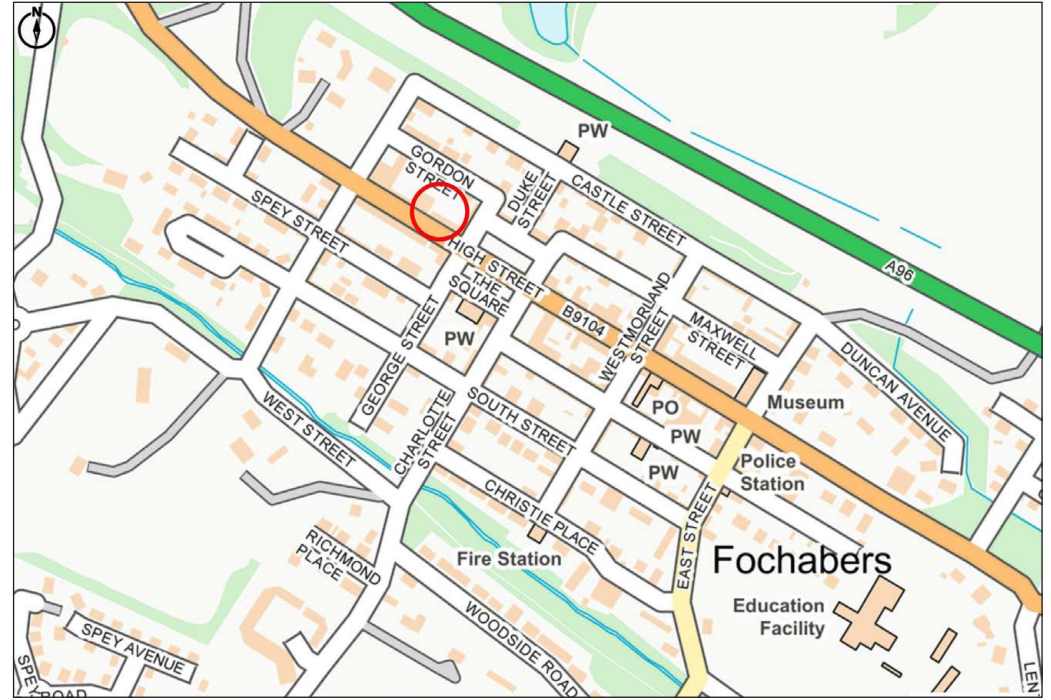
First Floor
Approximate Floor Area
1066 sq. ft
(99.12 sq. m)



Second Floor
Approximate Floor Area
499 sq. ft
(46.44 sq. m)

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 February 2024





Galbraith

 RESPONSIBLY PRINTED
PLEASE RECYCLE