

Fairisle, Nether Dallachy  
Robertson Way  
Morayshire  
IV32 7PZ



## Offers Over £290,000

A superb 4 Bedroom Detached Bungalow benefiting from a spacious driveway.

The property is located in the hamlet of Nether Dallachy which is situated just a short drive away from the village of Fochabers, offering an excellent range of local amenities which include Milnes Primary and Secondary Schools, coffee shops, pubs, convenience stores / post office, doctors' surgery, garden centre and the Gordon Castle Estate.

### Features

4 Bedroom Detached Bungalow

En-Suite to Bedroom One

Spacious Driveway

Front and Rear Gardens

Double Glazing & OCH



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Accommodation comprises a Vestibule, Hallway, Lounge, Kitchen / Diner, Utility Room, Master Bedroom with En-Suite Shower Room & Walk-in Wardrobe, 3 further Bedrooms & a Bathroom

Entrance to the property is via a front entrance with a double glazed panel window which leads in to the Vestibule.

#### Vestibule

Coved ceiling with pendant light fitting  
Built-in wardrobe offering space for coats & shoes  
Wood styled flooring

#### Hallway

Coved ceiling with 2 pendant light fittings  
Loft access hatch  
Single radiator  
Built-in airing cupboard houses the hot water tank system  
Wood styled flooring

#### Lounge: 17'6" x 13'6" (5.33 x 4.11)

Coved ceiling with a ceiling light fitting  
3 double glazed windows to the front aspect  
A grey coloured contemporary styled tall radiator  
Wood burning stove set on a thick slate hearth and with feature panelling behind  
Fitted carpet

#### L-Shaped Kitchen / Dining & Family Room: 22'2" (6.75) max 16'6" (5.03) max

A spacious room comprising a coved ceiling with recessed ceiling lighting to the Kitchen Area  
2 double glazed windows to the rear aspect  
Wall mounted cupboards with under unit lighting  
Fitted base units with roll top work surfaces & a 1 ½ style sink with drainer unit & a mixer hot water tap with overhead lighting to the sink area  
Integrated electric induction hob & an overhead extractor hood  
Integrated microwave, electric oven, dishwasher (newly replaced in Jan 2025), fridge & freezer (newly replaced in May 2024)  
Part of the work surface forms a breakfast bar seating area

#### The room continues with a Dining / Family Area

Ceiling light fitting  
Single & double radiators for the room  
Double glazed double doors lead out on to a decked seating area  
Wood flooring which continues through into the Utility Room

Utility Room: 10' x 5'4" (3.05 x 1.62)

Coved ceiling with a pendant light fitting

Double glazed window to the front aspect

Single radiator

Fitted base unit with roll top work surface & a single sink with drainer unit & mixer tap

Space to accommodate a washing machine & a tumble dryer

Wood flooring

An internal door gives access into the Integral Garage.

Bedroom One with En-Suite & Walk-in Wardrobe: 11'9" plus door recess & wardrobe space x 11'6" (3.57 x 3.50)

Coved ceiling with a pendant light fitting

2 double glazed windows to the rear aspect

Single radiator

High level single power point & aerial connection to accommodate a flat screen TV

Fitted carpet

Walk-in Wardrobe: 5'7" x 5'10" (1.70 x 1.77)

Pendant Light fitting

Fitted shelf, hanging & drawer space

Fitted carpet

En-Suite Shower Room: 5'7" max x 7'10" maximum into cubicle recess (1.70 x 2.38)

Recessed ceiling lighting

Double glazed frosted window to the rear aspect

Heated chrome style towel rail

A 3-piece suite comprising a shower cubicle with tiled walls within and mains shower

Fitted vanity unit with a recessed wash basin and a press flush W.C with a concealed cistern

Half height tiled walls and tiled flooring

Bedroom 2: 13'7" plus door recess & wardrobe space x 9'7" maximum (4.13 x 2.91)

Coved ceiling with a pendant light fitting

2 double glazed windows to the front aspect

Single radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bedroom 3: 10'6" x 10'1" plus door recess & wardrobe space (3.20 x 3.07)

Coved ceiling with a pendant light fitting

Double glazed window to the side aspect

Single radiator

Built-in double wardrobe

Fitted carpet

Bedroom 4: 8'7" plus wardrobe space x 8'7" (2.61 x 2.61)

Coved ceiling with a pendant light fitting

Double glazed window to the side aspect

Single radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bathroom: 7'5" maximum and plus recess's x 8'8" maximum (2.25 x 2.64)  
Recessed ceiling lighting  
Double glazed frosted window to the rear aspect  
Double radiator  
A 4-piece suite comprising a double ended bath fitted with mixer & part tiled walls  
A circular wash basin with mixer tap  
Press flush WC  
Separate shower cubicle with mains shower & tiled walls within  
Wood styled flooring

#### Outside Accommodation

##### Rear Garden

The property features garden areas to both the rear and side  
The rear garden is paved and features artificial grassed area  
To the rear there is a timber shed with wood store  
In addition to this there is a timber built shed which is used as a gym space. This measures internally 12'5" (3.78) x 9'4" (2.84), and is plasterboard lined internally, fitted with lighting, flooring and has a double glazed uPVC window to the front and a single-entry door with single glazed windows.

The garden continues with a further area which is laid to lawn and provides plenty of space to accommodate a trampoline and children's swing set.

##### Front Garden

A spacious front garden which is mostly laid to lawn

##### Driveway

Gravelled Driveway offering parking for several vehicles

Integral Garage – 19'5" (5.92) max x 12'4" (3.76) max widening to 13'4" (4.06) max

Strip lighting

Up & over door to the front

Door to the rear leading out to the Garden

Oil fired boiler to the rear

Double glazed window to the side & rear aspect

Loft access hatch with ladder which leads to the floored loft space

A door leads into the Utility Room

Internal cold-water tap

##### Note 1

All fitted blinds, floor coverings and light fittings are to remain.

# Energy Performance Rate

# Council Tax Band

Currently E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		











**Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.