



1 Norrie Way, Spey Bay, Fochabers, Moray. IV32 7RR

Guide Price £299,000

A terrific detached 3 bedroom bungalow and garage set in its own grounds at a coastal location near the foreshore overlooking Spey Bay Golf Club.



Miller Stewart
INDEPENDENT
ESTATE AGENTS



1 Norrie Way, Spey Bay, Fochabers, Moray IV32 7RR

Guide Price £299,000

1 Norrie Way is a comfortable, spacious family home, in a coastal setting in its own low maintenance grounds.

Within an easy commute to either Buckie or Fochabers leading on to Elgin.

Accommodation comprises, an entrance vestibule leading to a central hall, lounge, open plan kitchen / family area, utility room, dining room. A master bedroom with ensuite. Two further bedrooms and a family bathroom.

Air source central heating and double glazing throughout. Full height glazed doors and windows in the main living areas. Internal doors glazed or solid design with hardwood finish. All ready for you to apply your personal touch and floor coverings.

Mains water and electricity supplies, whilst drainage is to a septic tank and soak away.

A shared made up access road leads in from the main road.



Entrance vestibule:

Coming in to the front of the property, passing through the vestibule you immediately sense the amount of natural light within this lovely property. A glazed door leads to the central hallway.

Inner Hall: Leads to the lounge, kitchen, family area, dining room all three bedrooms and family bathroom.

Lounge: 4.8m x 4.7m (15'7" x 15'3")

An impressive lounge with a vaulted ceiling and full height windows including patio doors looking south. Neutral décor and ceiling recessed led lights.

Kitchen / family area: 4.1m x 7m (13'5" x 23')

This terrific kitchen overlooking the 18th fairway and the open plan aspect over the family area.

Comprises an extensive range of modern styled floor and wall units, laminated work top and complimentary splashback. A stainless steel sink and drainer. An integrated fridge, freezer, dishwasher and twin ovens. An island with a fitted cooktop and extractor hood over. Useful with storage under the extended breakfast bar. A generous family area next to the patio doors and full height windows.

Utility Room: 3.4m x 1.8m (11'2" x 5'11")

Conveniently just off the kitchen and naturally lit by the side window and part glazed door, this practical utility room is fitted with a range of floor and wall units and laminated work top. A stainless steel sink and drainer. Plumbing for a washing machine.

Back through the inner hall to the ...

Dining room: 2.5m x 3.5m (8' 2" x 11'5")

Situated off the kitchen, this lovely room is naturally lit by the patio doors looking out to the rear of the property. Neutral décor to the walls and ceiling.

Moving clockwise off the inner hallway:

Family bathroom: 2.2m x 3.5m (7'2" x 11'4")

A beautiful and generous family bathroom with a modern 3 piece suite and shower. Comprising a separate shower enclosure, bath, w/c and wall mounted vanity unit with two storage drawers with fitted wash hand basin. Neutrally decorated with textured wall tiles.

Bedroom 2: 2.6m x 3.5m (8'6" x 11'5")

Naturally lit by the rear facing bedroom. Fitted wardrobe with sliding mirror doors. Neutral décor.

Bedroom 3: 3.2m x 3.5m (10'5" x 11'5")

Naturally lit by the rear facing bedroom. Fitted wardrobe with sliding mirror doors. Neutral décor.

Master bedroom: 3.8m x 3.3m (12'5" x 10'8")

A spacious and elegantly proportioned master bedroom. Naturally lit by the front facing window. Two double wardrobes with sliding mirror doors. Neutral décor.

En-suite: 1.1m x 1.8m (3'7" x 6')

Directly off the master bedroom naturally lit by the side facing obscure glazed window. Comprising a modern wash hand basin with a wall mounted double drawer unit, w/c and shower enclosure.

Moving along the hallway a range of useful built in cupboards, comprising hot water tank cupboard, 2 shelved cupboards and fourth shelved cupboard with hanging rail.

External:**Detached garage:**

A lovely tarred driveway leads to the garage and slabbed parking area next to the door leading to the utility room. A slabbed path leads all round the property and bordered with low maintenance crushed stone and professionally fitted artificial grass.

Overview.

1 Norrie Way is situated in a beautiful semi-rural area made up of individual properties in the Spey Bay Links Development next to Spey Bay Golf course and club house. Spey Bay is a beautiful coastal reserve with one of the largest shingle beaches in Scotland. The changes created the river Spey create varied habitats for the local wildlife. Dolphins are regularly seen at the mouth of the estuary. The national cycle path, and the Speyside Way are both nearby.

The village of Fochabers is just under 5 miles or approximately 8 minutes away. It has a super range of facilities including a primary & secondary school. A medical centre, visitor centres, restaurants and shops.

The administrative centre for Moray is the town of Elgin about 9 miles to the west. It has a comprehensive range of facilities including a hospital primary and secondary schooling, supermarkets, shopping centre, leisure centre, cinema, hotels and restaurants.

Directions: From the roundabout on the A96 to the north end of Fochabers, take the B9104 to Spey Bay, travel approximately 4.2 miles Norrie Way will be on your right just past the opening to Spey Bay Golf Course.

Note 1:

Included in the asking price will be all fitted wardrobes, light fittings and fitted electrical goods.

Note 2:

Whilst believed to be correct, these particulars do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only. The mention of appliances, white goods, services etc. does not imply that they are efficient and in full working order.

Note 3:

EPC: B, Council Tax Band: E

Note 4:

Viewing is highly recommended to see this lovely home and the beautiful surrounding area. For any assistance and further information, please contact the selling agents on: 01343 642042 or direct mobile: 07770 273276

Email: harryfordyce@millerstewartestateagents.com

Note 5:

INTEREST: It is important your solicitor notifies this office of your interest, otherwise the property may be sold without your knowledge.

Note 6:

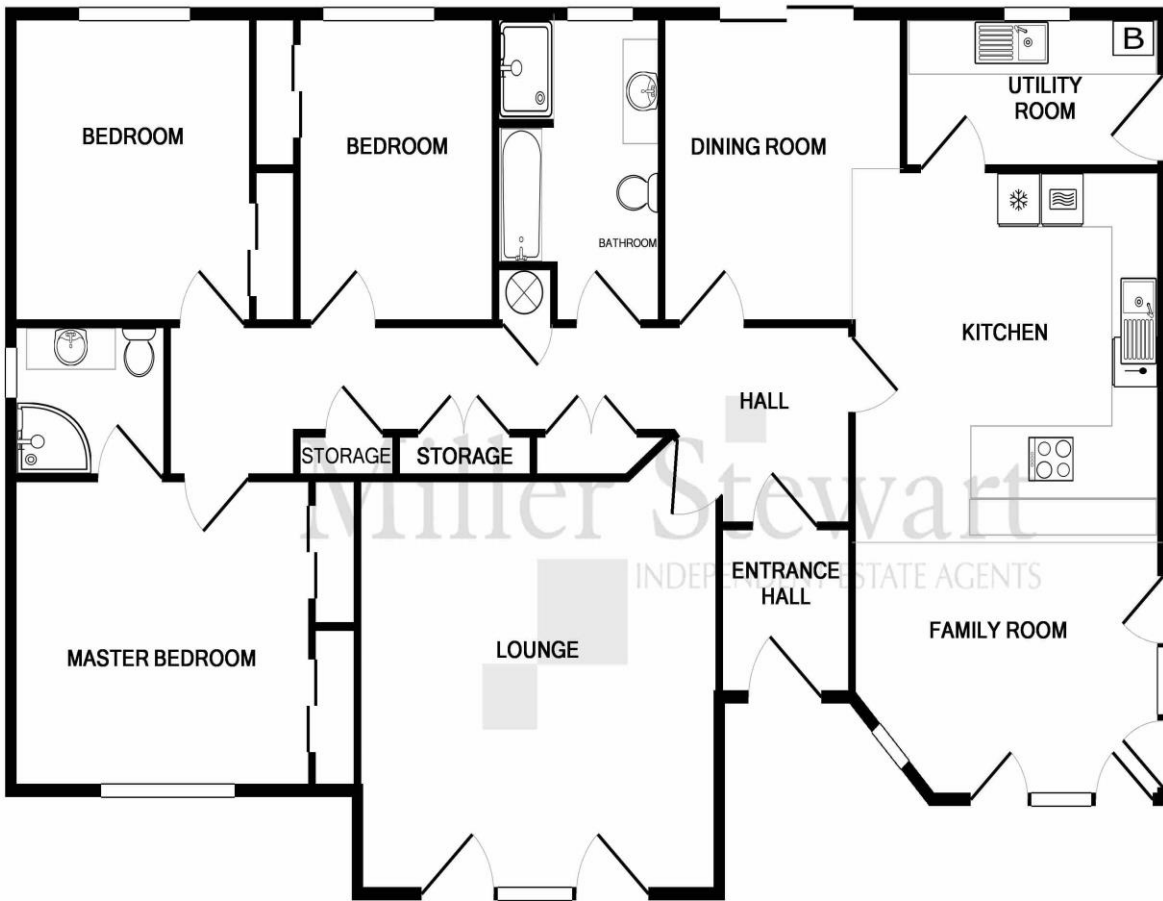
OFFERS: Should be submitted to:

Miller Stewart Independent Estate Agency Network,
Unit 1 Tyock Business Centre,
36 Grampian Road.

Elgin.

IV30 1XN

Fax No: 01343 642043



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2018



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Unit 1, Tyock Business Centre,
36 Grampian Road, Elgin, IV30 1XN

01343 642042

millerstewart.com

Fax: 01343 642043