



FORBES PROPERTY
PROPERTY, LETTING & MORTGAGE ADVICE

HOUSE FOR SALE

**9 Main Street
Inverallochy, AB43 8XX
Offers over £140,000**

Property Features

- ✓ DETACHED HOUSE
- ✓ 3 BEDROOMS
- ✓ WET ROOM
- ✓ DOUBLE-GLAZING
- ✓ ELECTRIC HEATING
- ✓ SOLAR PANELS
- ✓ GARAGE
- ✓ WORKSHOP
- ✓ ENCLOSED GARDEN
- ✓ EPC RATING C
- ✓ COUNCIL TAX BAND B
- ✓ READY TO MOVE INTO



About The *Property*

A beautifully presented detached house dating from around 1900, thoughtfully brought up to date with a clean, modern interior, set in the charming fishing village of Inverallochy. The property offers three well-proportioned bedrooms along with a bright, contemporary kitchen-diner ideal for everyday living. Additional features include a garage with workshop space and a small separate storage area. Outside, the low-maintenance garden is fully patioed, providing an easy-care outdoor space perfect for relaxing or entertaining.

Accommodation Key Features

Spacious Bedrooms:

Ideal for families or individuals who need extra space for guests or a home office. Each bedroom offers privacy, and the bedrooms are of generously size, offering ample space for relaxation and personalization. Large windows flood the rooms with natural light, creating a warm and inviting atmosphere.

Easy-Maintenance Garden:

Close to All Amenities:

Proximity to essential amenities like shops, schools, parks, Academy School bus and public transportation adds convenience to daily life. Residents can easily access services and activities without travelling far.

Parking:

Adjacent to the property there is a Single garage which offers off-street parking, providing convenience and security. Additional parking available on the street for guests or additional vehicles

Easy Access for Travel:

Accessibility to major roads, highways, or transport hubs ensures smooth travel for residents. Whether commuting to work or embarking on weekend getaways, the property's location offers convenience for travellers.

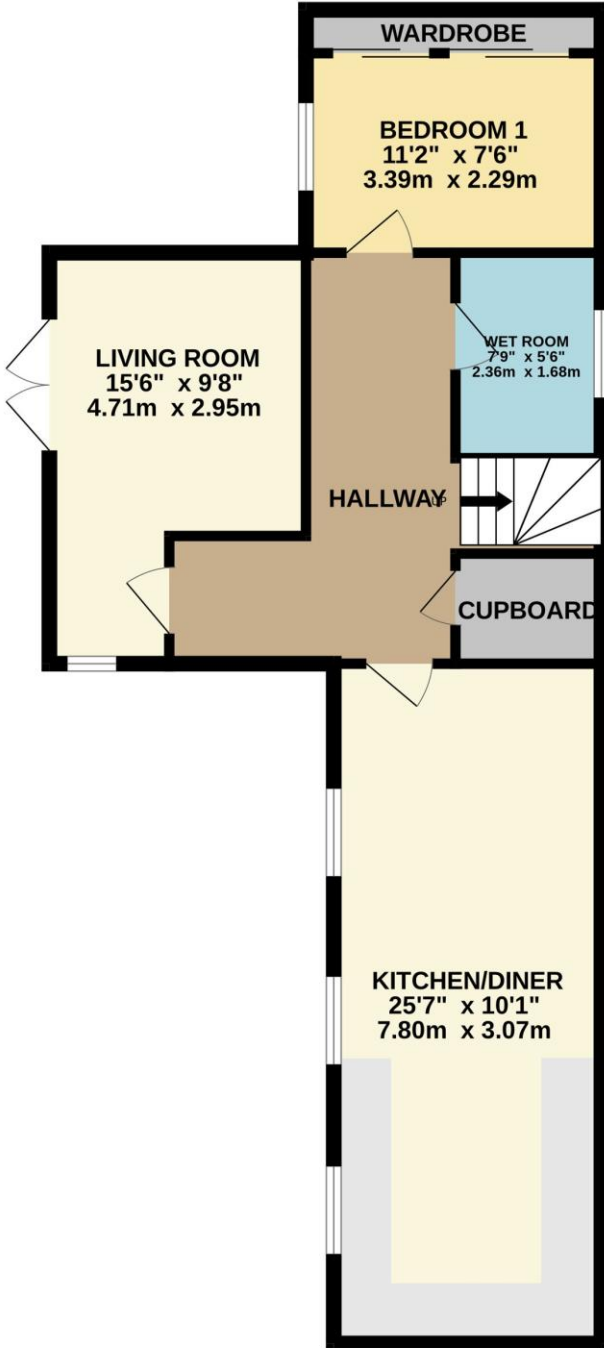
Arrange a private viewing today and experience the perfect harmony of heritage elegance and modern living.

 01346 517124

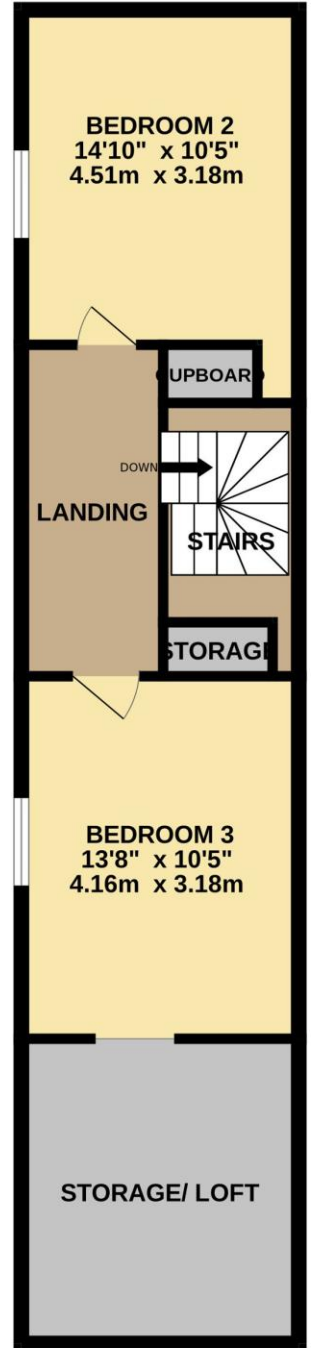
 enquiries@forbesproperty.co.uk

Floor Plan

GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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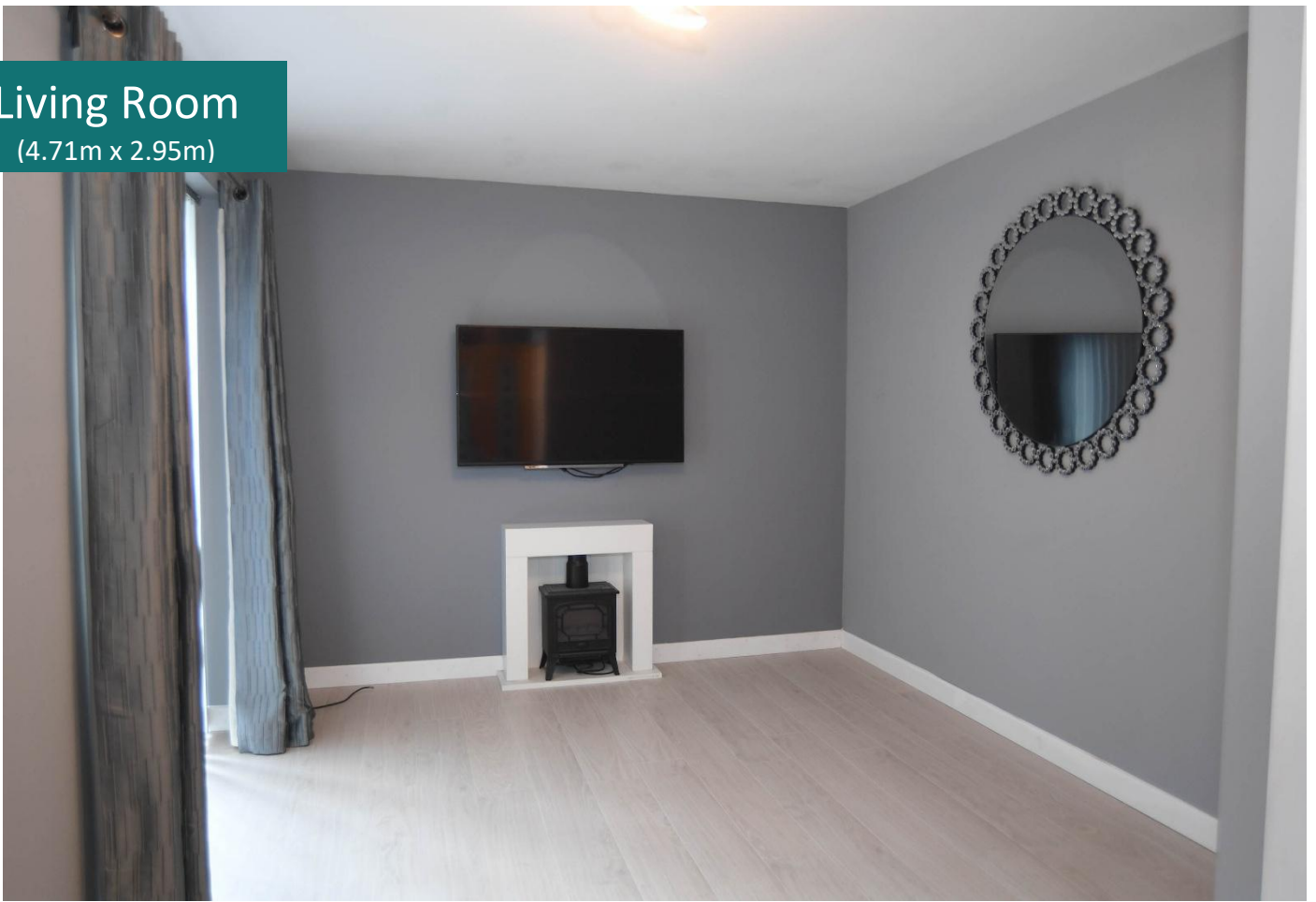
Entrance Hall

(Ground Floor)



Living Room

(4.71m x 2.95m)



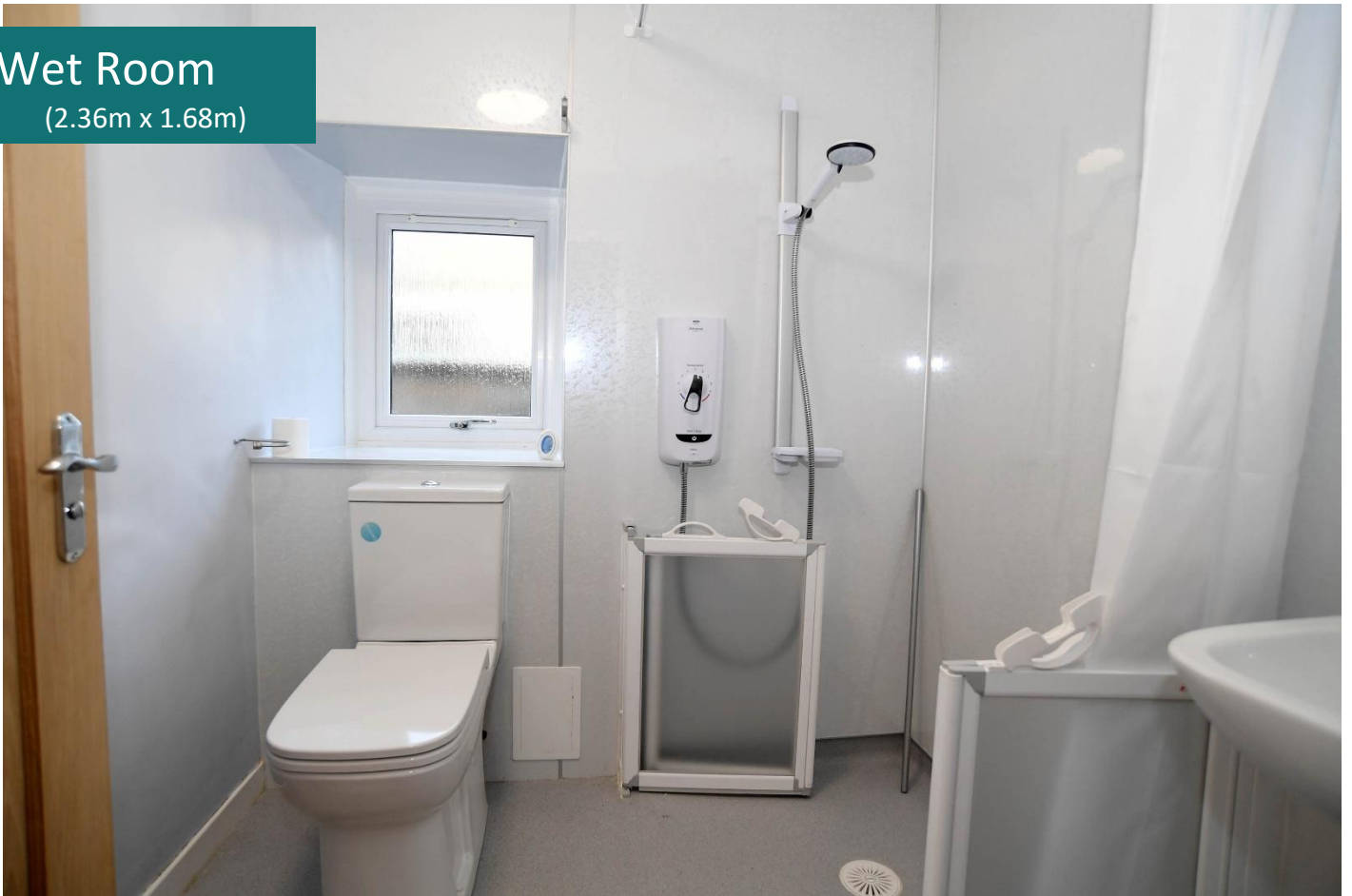
Sitting/Dining Room

(7.80m x 3.07m)



Wet Room

(2.36m x 1.68m)



Bedroom one

(3.39m x 2.29m)



Stairs



Bedroom Two

(4.51m x 3.18m)



Bedroom Three

(4.16m x 3.18m)

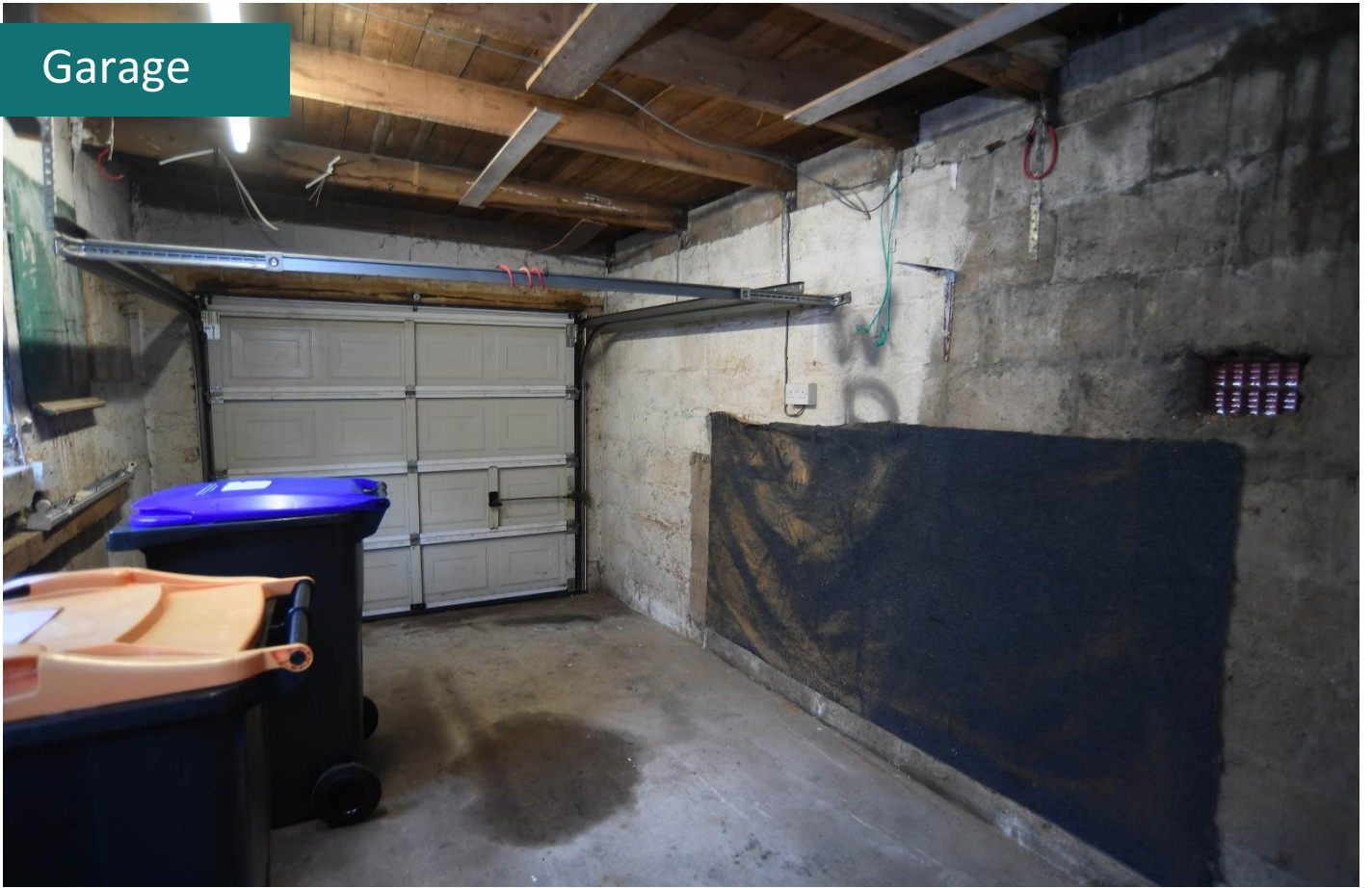


Storage/ Loft

(3.50m x 3.18m)



Garage



Workshop



Garden

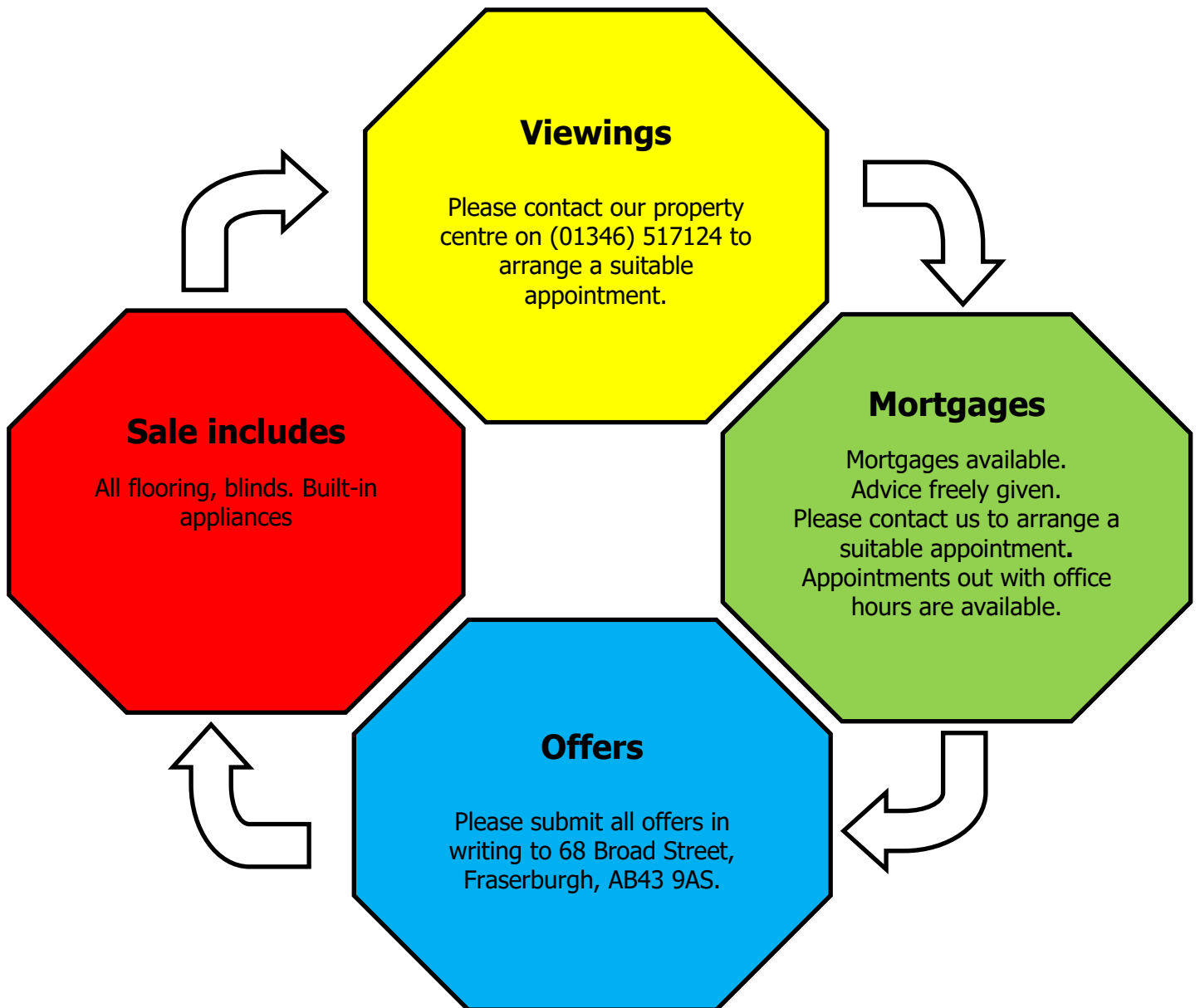


Street View



Property view





Please Note: Whilst the foregoing particulars are believed to be correct, they are not guaranteed therefore purchasers should satisfy themselves on all points prior to submitting an offer.

N.B Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.