



INCHDRYNE

55 THE MUIR, BOGMOOR, SPEY BAY, FOCHABERS

Galbraith



INCHDRYNE, 55 THE MUIR, BOGMOOR, SPEY BAY, FOCHABERS

An excellent detached family home in a desirable semi rural setting

Fochabers 3 miles ■ Elgin 11 miles ■ Inverness 50 miles

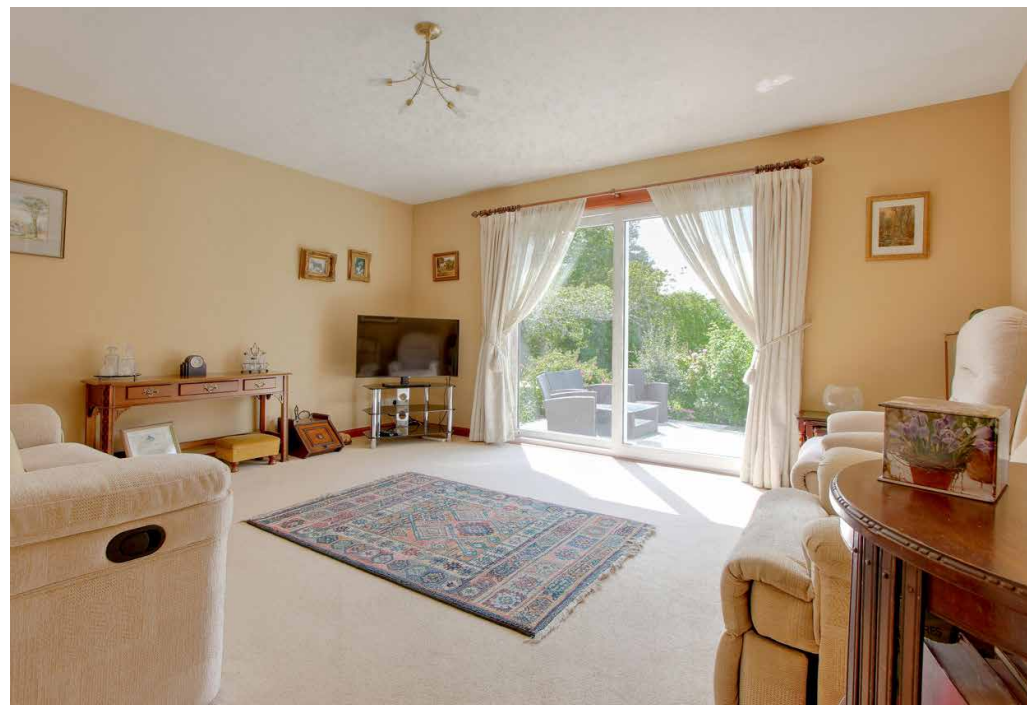
Acreage 0.22acres (0.01 hectares)

- 1 reception room. 3 bedrooms (1 En suite)
- Spacious and flexible accommodation
- Sheltered well maintained garden
- Private yet easily accessible location
- Close to a wide range of amenities
- Garage

Offers Over £285,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Inchdryne is located in the hamlet of Bogmoor, a short distance from the famous Speyside village of Fochabers in the county of Moray. Fochabers (about 3 miles) offers a good range of local amenities including a variety of shops, a doctor’s surgery, sports facilities and highly regarded primary and secondary schooling at Milne’s High School. Further afield, the city of Elgin (about 11 miles) has a wider range of facilities including several large supermarkets, a hospital, leisure centre and cinema. The area has excellent transport links with railway stations at Keith (about 11 miles) and Elgin providing easy access to Aberdeen and Inverness. Aberdeen International Airport and Inverness Airport are about 55 miles and 50 miles away respectively and offer regular domestic and international flights. Aberdeen (about 60 miles) offers a wide range of amenities including excellent shopping facilities and a superb choice of restaurants, galleries, clubs and theatres.

DESCRIPTION

Inchdryne is a well presented detached bungalow located in a pleasant semi rural setting in Bogmoor. The house provides spacious and well laid out accommodation over a single storey and is an ideal family home that will appeal to a wide range of prospective buyers. Inchdryne appears to be in good condition with tasteful décor throughout. The front door opens to a hallway and onto a wonderful sitting room with large patio doors that flood the interior with natural light and open onto the patio and garden. There is a good sized, well equipped dining kitchen with a range of wall and floor units and various integrated appliances. Completing the accommodation is a family bathroom and three double bedrooms, all with fitted wardrobes and the master having an en suite shower room. The room layout in general provides for great flexibility and could easily be adapted according to individual requirement. Inchdryne is heated using oil central heating, double glazed, connected to mains water and has private drainage.

ACCOMMODATION

Ground Floor: Hall. Sitting Room. Dining Kitchen. Family Bathroom. 3 Bedrooms (1 En suite)

GARDEN

Outside, there is a wonderful garden which is enclosed by a mature hedge and fence offering shelter and privacy. The garden includes a patio accessed from the sitting room and is mainly laid to lawn, with numerous well stocked borders and beds that contain a variety of shrubs. The garage provides plenty of storage and there is ample parking available on the drive.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band D	D:65	ADSL	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>



DIRECTIONS

From Elgin, head east on the A96. After crossing the Spey Bridge and before entering Fochabers, turn left at the roundabout onto the B9104 and sign posted to Spey Bay. Continue for a further 3 miles, where once in Bogmoor, turn left into The Muir and Inchdryne can be found on the left. (See location Plan for details).

POST CODE

IV32 7PN

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: swims.covers.reinforce

SOLICITORS

Brodies LLP, Aberdeen

LOCAL AUTHORITY

Moray

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.





Inchdryne, 55 The Muir,
Bogmoor, Spey Bay,
Fochabers,
IV32 7PN

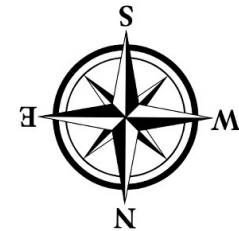


Illustration for identification purposes, actual dimensions may differ. Not to scale.

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

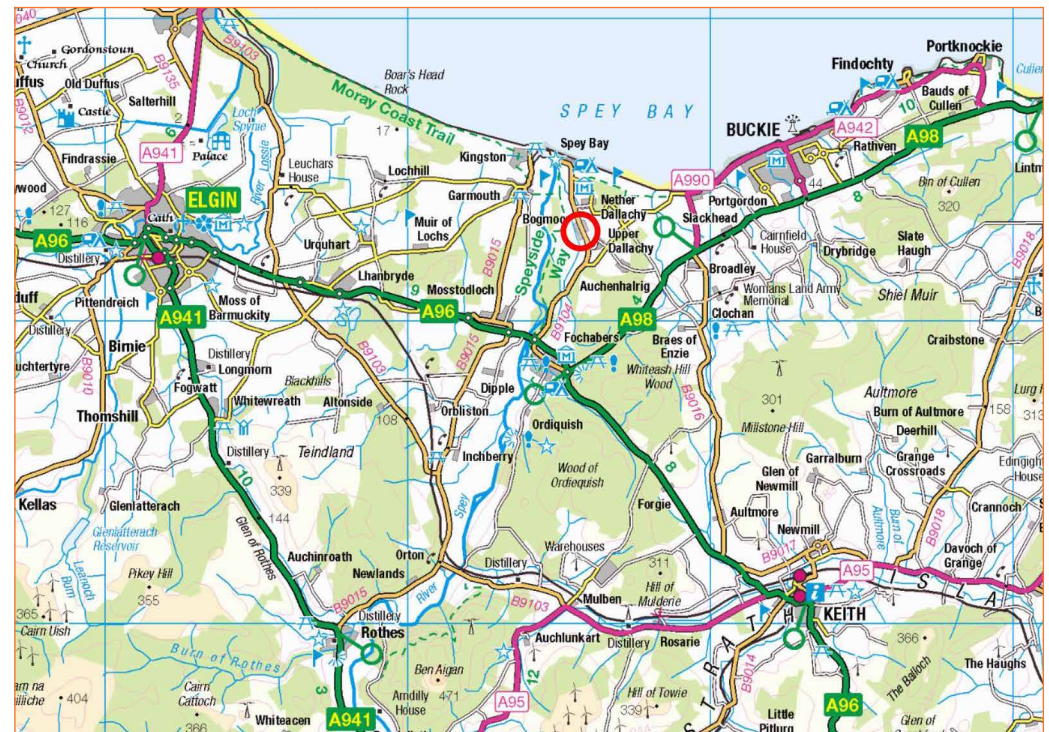
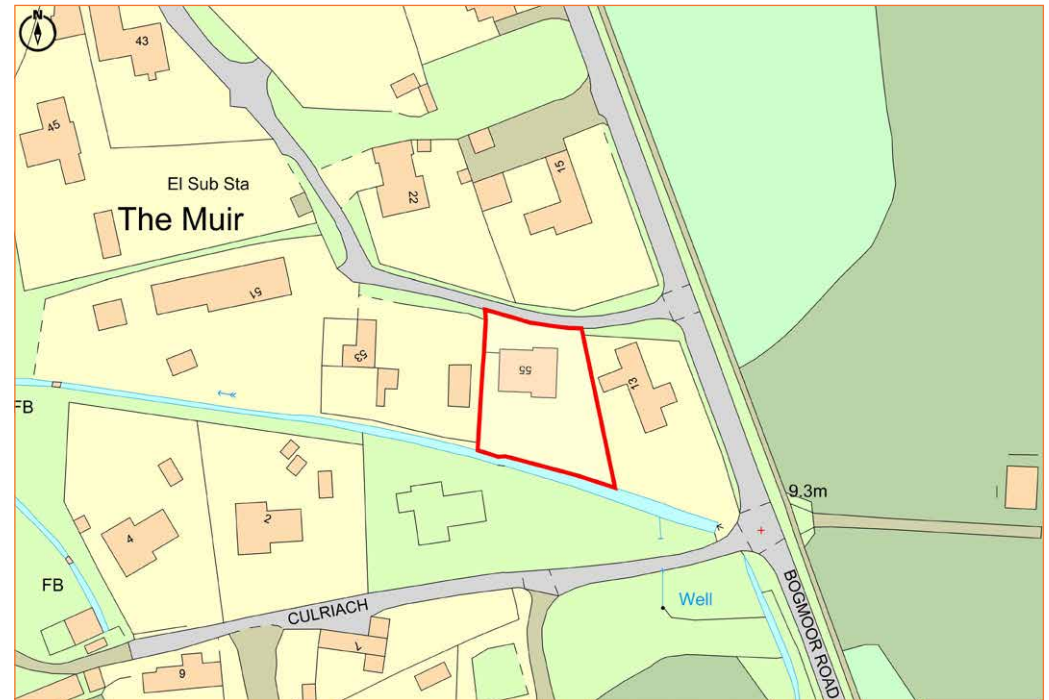
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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 June 2025





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