



## A DETACHED FARMHOUSE SET IN THE COUNTRYSIDE

WESTERTON FARMHOUSE,  
FOCHABERS, MORAY IV32 7QA

£710 per month, Unfurnished



## PERIOD FARMHOUSE SET CLOSE TO THE VILLAGE OF FOCHABERS

WESTERTON FARMHOUSE, FOCHABERS,  
MORAY, IV32 7QA

**£710 per month, Unfurnished**

- Rural location
- Detached farmhouse
- Oil central heating
- Double glazing
- Landlord registration: 270451/300/05571
- EPC Rating = F
- Council Tax = E

### Situation

Fochabers has recently been by-passed on the northern side, which has greatly enhanced the village which now has a thriving centre with a wide variety of facilities including: health centre, convenience stores, post office, hotels, cafe, garden centre, primary and secondary schools. There are also specialist shops including a running equipment shop, ice cream parlour, bridal store and hairdressers. The Whale and Dolphin Conversation Society, which has an excellent visitor centre, cafe and gift shop is location in Spey Bay, about 6 miles from Fochabers.

### Description

The farmhouse comprises, four double bedrooms, utility room, kitchen, study, living room, family room and bathroom.

### Furnishing

Unfurnished

### Services

Mains electricity, mains water and private drainage.

### Local Authority

Moray Council, Elgin

### Directions

From Fochabers, take the B9015 road for 2 miles before turning left onto the farm road (signed Westerton). The property is located through the farm yard on the left.

### Viewing

Strictly by appointment with Savills.





**Rent**

A rent of £710 per calendar month is payable in advance by standing order.

**Deposit**

A deposit of £710 is to be held by Safe Deposits Scotland. The deposit will be returnable upon termination of the tenancy, less any amount due for dilapidation and damages. The deposit cannot be taken in lieu of the last month's rent.

Council Tax

Band E

**Letting Conditions**

The tenancy will be a Private Residential Tenancy.

In addition to the rent the Tenant will be responsible for the payment of all council tax, telephone charges, electricity charges, heating charges, taxes and assessments including water rates incurred during the tenancy.

No cats, dogs or other pets will be kept on the subjects of let without the prior consent of the Landlord.

Prospective tenants should note that no alteration to the internal decoration will be permitted without the Landlord's prior written consent.

The house is to be used as a private domestic residence only.

A copy of the lease, which the successful tenant will be required to sign, is available for inspection upon request from Savills.

All applicants will be credit checked.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	36
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. **Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20180926TAIT

