

6 Coopers Court  
Craigellachie  
Aberlour  
Morayshire  
AB38 9TH



**Offers Over £190,000**

Located in the Speyside village of Craigellachie is this lovely 3 Bedroom Semi-Detached Bungalow which benefits from its Own Driveway which leads to a Detached Garage.

The property is located within a cul-de-sac turning and is within walking distance of Craigellachie's local village amenities.

## Features

3 Bedroom Semi-Detached Bungalow

Double Glazing

Gas Central Heating

Own Driveway and Detached Garage

Low maintenance Rear Garden

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**The property is located within a cul-de-sac turning and is within walking distance of Craigellachie's local village amenities.**

**Accommodation comprises a Hallway, Lounge, Kitchen / Diner, 3 Bedrooms and a Bathroom. The property benefits further from a low-maintenance Rear Garden with a timber built shed.**

**3 Bedroom Semi-Detached Bungalow  
Double Glazing  
Gas Central Heating  
Own Driveway and Detached Garage  
Low maintenance Rear Garden**

**Access to the property is via a front entrance door which leads into a Vestibule.**

**Vestibule**

Coved ceiling with a pendant light fitting  
Laminate flooring  
A door leads into the Hallway

**Hallway**

Coved ceiling with a ceiling light fitting  
Single radiator  
2 built-in shelved cupboards  
Fitted carpet

**Lounge: 14'4" into Bay window recess x 13'1" (4.37 x 3.98)**

Coved ceiling with a ceiling light fitting  
Double glazed bay window to the front  
Double radiator  
Fitted carpet

**Kitchen / Diner: 16'9" x 10'10" plus door recess (5.1 x 3.3)**

A generous sized room comprising a coved ceiling with a ceiling light fitting & a strip light fitting  
Double glazed window to the rear looking onto the Garden  
2 single radiators  
Wall mounted cupboards and fitted base units with roll top worksurfaces & matching splashbacks with a single sink with drainer unit & mixer tap  
Integrated gas hob, electric oven & dishwasher  
Space to accommodate a washing machine & under counter fridge & freezer  
Worcester gas boiler located to one side  
Space to accommodate a dining table  
Vinyl flooring

A rear entrance door gives access out to the Garden

**Bedroom One: 9'9" plus wardrobe space x 11'1" (2.96 x 3.37)**

Coved ceiling with pendant light fitting  
Double glazed window to the front

Single radiator  
Built-in double wardrobe with sliding mirrored doors  
Fitted carpet

**Bedroom Two: 11'1" maximum into door recess x 9'2" (3.37 x 2.79)**

A coved ceiling with pendant light fitting  
Double glazed window to the rear  
Single radiator  
Built-in double wardrobe with sliding mirrored doors  
Fitted carpet

**Bedroom Three: 11'1" x 6'10" plus wardrobe space (3.37 x 2.07)**

A coved ceiling with pendant light fitting  
Double glazed window to the side  
Single radiator  
Built-in double wardrobe with sliding mirrored doors  
Fitted carpet

**Bathroom: 6'9" x 5'6" (2.04 x 1.67)**

Coved ceiling with light fitting  
Double glazed frosted window to the rear  
Heated chrome style towel rail  
3 piece suite with a shower screen, mains shower & tiled walls to the bath area  
Vinyl flooring

**Garden**

A low maintenance rear garden which is partly laid to decking and gravelled

**Driveway**

The property benefits from its own driveway which can provide parking for 2-3 vehicles. This leads to a detached garage  
Garage: 8'9" maximum x 11'1" maximum  
3 pendant light fittings  
Up & over door to the front  
Double glazed window to the side  
Side entrance door with a single glazed window

**Timber Built Shed: 12'6" maximum x 9'3" maximum**

Double door entrance

**Note 1**

**All light fittings, floor coverings & blinds are to remain.**

# Energy Performance Rate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

# Council Tax Band

Currently C













**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.