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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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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 rea 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

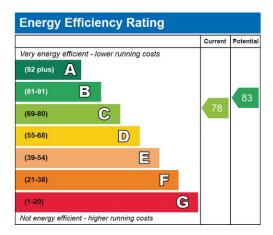
Timber Built Shed: 12'6" maximum x 9'3" maximum

Double door entrance

Note 1

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

Energy Performance Rate



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

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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.