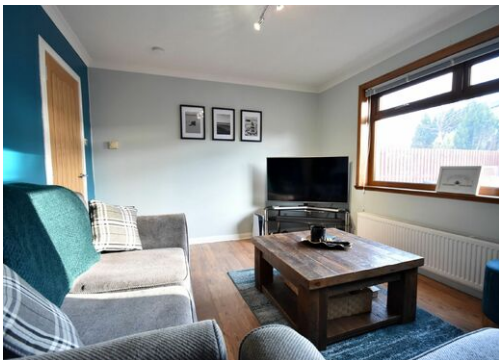


9 Sellar Place,

Aberlour,

AB38 9LE



**Offers Over £152,000**

Located within the sought after Speyside village of Aberlour is this spacious 2 Bedroom Semi-Detached House. The property features a modern fitted Kitchen and Off-Street Parking.

### **Features**

2 Bedroom Semi-Detached House

Modern fitted Kitchen / Diner

Double Glazing

Oil Central Heating

Good Sized Enclosed Rear Garden with Storage Shed

Off-Street Parking

Located within the sought after Speyside village of Aberlour is this spacious 2 Bedroom Semi-Detached House. The property features a modern fitted Kitchen and Off-Street Parking.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge, a modern Kitchen / Diner and a Store / Utility Room. The 1st Floor comprises a Landing, Master Bedroom with Dressing Room and En-Suite Shower Room, a 2nd Double Bedroom and a Bathroom.

Entrance to the property is via a side entrance uPVC part panelled door with double glazed frosted window leading to:

Entrance Vestibule

Coved ceiling with a wall mounted light fitting

Laminate flooring

Hallway

Coved ceiling with ceiling light fitting

Double radiator

A carpeted staircase with under-stairs storage space leads to the 1st floor landing

Fitted carpet

Lounge – 12'9" (3.88) x 10'8" (3.25)

Coved ceiling with a ceiling light fitting

Double glazed window to the rear looking onto the garden

Double radiator

Laminate flooring

Kitchen / Diner – 21'1" (6.64) x 7'5" (2.25)

A modern fitted kitchen comprising a ceiling light fitting

Double glazed window to the front which offers some far reaching views

A modern range of wall mounted cupboards and fitted base units

1 ½ style sink with drainer unit and mixer tap

Space to accommodate a free-standing electric cooker, fridge/freezer and drinks chiller

Integrated low-level kickboard lighting

Double radiator

Space to accommodate a dining table at one end of the room

A double window and double glazed rear entrance door leads out to the garden

Tiled flooring

Store/Utility Room – 6'6" (1.97) max x 5'8" (1.72)

Ceiling light fitting

Double glazed window to the front

Double radiator

Fitted base unit with space beneath to accommodate a washing machine

Oil fired Worcester boiler

Laminate flooring

1st Floor Accommodation

Landing

Coved ceiling with ceiling light fitting

Loft access hatch  
Single radiator  
Fitted carpet

Bedroom One – 17'5" (5.31) overall measurement x 8'7" (2.61) narrowing to 5'7" (1.7) plus wardrobe space

The bedroom benefits from a Dressing area with fitted wardrobe and an En-Suite Shower Room  
Coved ceiling with a ceiling light fitting  
Double glazed window to the rear  
Double radiator  
Fitted wardrobes offering shelf and hanging space and full length mirror  
Fitted carpet

En-Suite Shower Room

Ceiling light fitting and extractor fan  
Heated electric towel rail  
Shower cubicle enclosure with electric Mira shower and wet wall finish within  
Tiled walls and tiled flooring

Bedroom Two – 11'9" (3.57) x 8'11" (2.72) plus wardrobe space widening to 10'3" (3.12)

Coved ceiling with ceiling light fitting  
Double glazed window to the rear  
Double radiator  
Built-in wardrobe  
Fitted carpet

Bathroom – 6'11" (2.10) max and plus sink recess area x 6'7" (1.99)

Ceiling light fitting  
Double glazed frosted window to the front  
Single radiator  
Corner styled bath with splashback tiling  
Vanity unit with a recessed wash basin and overhead down lighting  
W.C  
Vinyl flooring

Rear Garden

A good-sized rear garden which features a spacious decked seating area with balustrade fencing and recessed led floor lighting  
The remainder of the garden is laid to lawn with a metal storage shed to the rear fitted with power  
A side entrance gate leads to the path/street

Off-Street Parking

To the front of the property there is off-street parking for 1 vehicle

Note 1

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

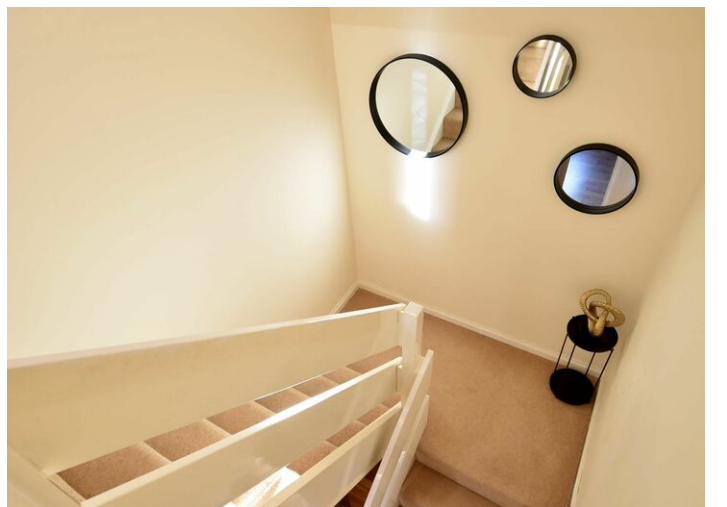
# Energy Performance Rate

# Council Tax Band

Currently A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

















**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.