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67 New Street, Rothes

Aberlour,

AB38 7BJ





Fixed Price £129,950

2 Bedroom Detached Cottage located in the heart of Rothes.



Features

Partial Double Glazing Gas Central Heating Recently decorated internally Accommodation comprises a Hallway, Lounge, Kitchen, 2 Bedrooms and the Bathroom

Entrance to the Property is via a Front Entrance Door with single glazed windows which leads in to the Hallway

Hallway 2 pendant light fitting Mains smoke alarm Loft access hatch with ladder Single radiator Double glazed sash design window to the side aspect Built-in shelved storage cupboard Laminate flooring

Lounge: 12'6" x 15'3" maximum (3.81 x 4.64) Pendant light fitting Single glazed sash design window to the front, side & rear aspects Double radiator Laminate flooring

A door leads in to the Kitchen

Kitchen: 11'2" maximum x 11'3" maximum (3.4 x 3.42)
Pendant light fitting
Mains heat sensor
Double glazed sash design window to the side aspect
Kickspace floor heater
Wall mounted cupboards & fitted base units with roll top work surfaces & a single sink with drainer unit & mixer tap
Integrated electric hob, oven & overhead extractor hood
Space to accommodate a washing machine & a fridge freezer
Laminate flooring

A side entrance door with a double glazed window leads out to the Garden

Bedroom 1: 15'3" x 9'11" (4.64 x 3.02) Pendant light fitting Double glazed sash design window to both side aspects Double radiator Laminate flooring

Bedroom 2: 12'9" x 9' (3.88 x 2.74) Pendant light fitting Single glazed sash design window to the front aspect Double radiator Laminate flooring

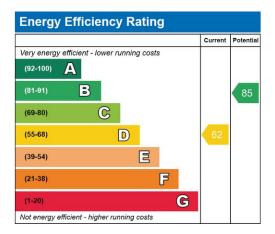
Bathroom: 7'4" x 9' (2.23 x 2.74)
Pendant light fitting
Heated white towel rail
4 piece suite with splash back tiling to the bath area & an electric Mira shower & tile effect wet wall finish to the shower cubicle enclosure

Outside Accommodation

Garden Gravelled Garden to the Rear of the Property

Note 1 All floor coverings and light fittings are to remain.

Energy Peformance Rate



Council Tax Band

Currently Band B























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.