

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 Performance Rate

## Council Tax Band

Currently Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			





**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.