

24 North Street
Rothes
Rothes
Moray
AB38 7BW



Offers Over £105,000

Located just on the outskirts of Rothes village is this 2 Bedroom Traditional built Semi -Detached House. The property benefits from En-Suite Shower Rooms to both the Ground Floor and 1st Floor Bedrooms.

Features

2 Bedroom Semi-Detached House

En-Suites to Bedroom 1 & 2

Spacious 75ft Rear Garden with a 22ft long Storage Shed

Double Glazing

Gas Central Heating with Worcester gas boiler

Located just on the outskirts of Rothes village is this 2 Bedroom Traditional built Semi - Detached House. The property benefits from En-Suite Shower Rooms to both the Ground Floor and 1st Floor Bedrooms.

Accommodation comprises a Hallway, Lounge, Kitchen/Diner, Conservatory, a Ground Floor Double Bedroom with En-Suite Shower Room. The 1st Floor comprises a further Double Bedroom with an En-Suite Bathroom / Shower Room.

Entrance to the property is via a uPVC front door with double glazed frosted window leading to:

Hallway

A wall mounted light fitting
Single radiator
A carpeted staircase leads up to the 1st floor landing
Fitted shelved cupboard
Laminate flooring

Lounge – 16'3" (4.96) max into window recess x 11'2" (3.40)

Ceiling light fitting and 2 wall mounted light fittings
Double glazed window to the front
Double radiator
Corner shelved alcove
Stone style fireplace surround fitted with a gas coal effect fire
Laminate flooring

Doors lead to the Kitchen / Diner and Ground Floor Bedroom with En-Suite Shower Room

Kitchen / Diner – 11'2" (3.40) max x 10'11" (3.32) max

Coved ceiling with light fitting
Double radiator
Wall mounted cupboards and fitted base units
1 ½ style sink with drainer unit and mixer tap
Integrated gas hob and electric oven
A recently replaced integrated Bosch fridge/freezer
Space to accommodate a washing machine (to remain)
Laminate flooring

Conservatory – 13' (3.96) max into door recess x 7'2" (2.18)

A polycarbonate roof
Double glazed windows to one side and to the rear, with a double glazed rear entrance door
Tiled flooring

Ground Floor Bedroom with En-Suite Shower Room – 16'2" (4.93) x 13'2" (4.01) reducing to 7'5" (2.25)

A spacious room comprising a loft access hatch with loft ladder, this leads to a partially floored loft fitted with power and lighting
3 wall mounted light fittings
Double glazed window to the rear
Double radiator
Built-in shelved storage cupboard
Fitted carpet

En-Suite Shower Room – 6'2" (1.87) x 5'4" (1.62)

Ceiling light fitting
Triple glazed window to rear
Double radiator
Pedestal wash basin and W.C
Shower cubicle with electric shower
Vinyl flooring

1st Floor Accommodation

Landing

2 wall mounted light fittings
Double glazed window to the front
Built-in cupboard space which also houses the Worcester gas boiler
Fitted carpet

Bedroom One with En-Suite Bathroom / Shower Room - 15'10" (4.82) plus window recess x 11'2" (3.40)

Ceiling light fitting
Double glazed window to the front
Double radiator
Fitted wardrobes with drawer space and overhead cupboards
Fitted carpet

En-Suite Bathroom / Shower Room - 10'8" (3.25) x 8'9" (2.66) max

Recessed ceiling lighting
Double glazed Velux window to the rear
Double radiator
Pedestal wash basin and W.C
Corner styled bath and a walk-in design shower cubicle with mains Mira shower
Tile effect laminate flooring

Rear Garden

The property benefits from a generous sized rear garden measuring approximately 75ft deep max. Commencing initially with a paved and lawned garden area, a short flight of steps leads down to the remainder of the garden which features a storage shed fitted with power and lighting measuring internally 22'5" (6.82) x 7'9" (2.35)

Note 1

All light fittings, curtains, fitted blinds, floor coverings and washing machine 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) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<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.