



## Breich Street, Rothes, Aberlour

### Offers Over £85,000 Freehold

2 Bedroom House offering good sized living accommodation and a generous sized rear garden. The property has had newly fitted carpets to the Lounge, Entrance Hallway, Staircase and First Floor Landing areas.

- Double Glazing
- Gas Central Heating
- Good Sized Rear Garden

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**A 2 Bedroom House offering good sized living accommodation and benefits from a garden which offers attractive views from the top.**

**Accommodation comprises on the Ground Floor an Entrance Hallway, Lounge & Kitchen. The First Floor Accommodation comprises a Landing, 2 Bedrooms a Bathroom & Separate Shower Room.**

### **EPC Rating - E**

Entrance to the property is via a uPVC front entrance door with a double glazed frosted window which leads into the Entrance Hallway.

### **Entrance Hallway**

Single radiator

A carpeted staircase leads up to the First Floor Landing

Fitted carpet

### **Lounge: 15'7" x 9' widening to 12'4" into recess (4.74 x 2.74 widening to 3.76)**

Ceiling light fitting

Double glazed window to the front aspect

Double radiator

Recessed alcove with cupboard space

A fitted gas fire with tiled hearth

Fitted carpet

### **Kitchen: 11'3" plus door recess area x 7'5" plus door recess (3.42 x 2.25)**

Ceiling light fitting

Double glazed window to the side aspect

Double radiator

Wall mounted cupboard & fitted base units

Roll top work surfaces & a 1 ½ style sink with drainer unit & mixer tap

Integrated electric hob with electric oven & overhead extractor unit

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Space to accommodate a washing machine & fridge/freezer

Tiled flooring

A uPVC part panelled door with double glazed frosted window to the side aspect gives access out to the Garden Space.

### **First Floor Accommodation**

#### **Landing**

Ceiling light fitting

Loft access hatch

Built-in shelved cupboard

Fitted carpet

3 steps lead to the remainder of the Landing which continues with fitted carpet

#### **Bedroom 1: 10'9" into recess & plus door recess x 12'8" (3.27 x 3.86)**

Ceiling light fitting

Double glazed window to the side aspect

Single radiator

Built-in storage cupboard

Fitted carpet

#### **Bedroom 2: 10'6" into window recess x 9'10" plus wardrobe space (3.2 x 2.99)**

Ceiling light fitting

Double glazed window to the front aspect

Double radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

#### **Bathroom: 5'9" maximum x 7'10" maximum (1.75 x 2.38)**

Ceiling light fitting

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Double glazed frosted window to the side aspect

Heated chrome style towel rail

3 piece white suite

A built-in cupboard houses the hot water tank

Vinyl flooring

**L-shaped Shower Room: 5'3" maximum x 5'8" maximum into cubicle recess (1.59 x 1.72)**

Ceiling light fitting

Heated chrome style towel rail

A shower cubicle enclosure with an electric shower & wet wall finish within

A built-in storage cupboard

Vinyl flooring

### **Outside Accommodation**

**Rear Garden: approx 72' long maximum**

Commences with a paved area

Tiered garden

Timber built shed

A paved staircase which leads up to the rear part of the Garden

### **Council Tax:**

Band A

### **Note 1**

All floor coverings and light fittings are to remain.

### **Note 2**

These particulars are provided for the guidance of enquirers only and while believed to be correct are not guaranteed. All measurements are approximate. The mention of any appliances and/or services in these details have not been tested or checked that they are connected, and does not imply that these are in full and efficient working order.

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### **Note 3**

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.

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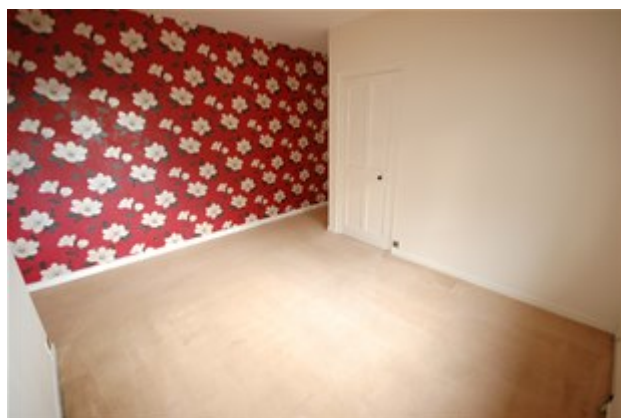
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Viewings via: Grampian Property Centre, 52 High Street, Elgin, IV30 1BU

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