



**Harper
Macleod LLP**
Estate Agents & Solicitors



Kismet, 7 Broomfield Square, Aberlour, AB38 9QP
Offers in the region of £400,000

Kismet is a spacious four bedroom detached bungalow situated in the heart of the picturesque Speyside Village of Aberlour. The property sits in a generous plot with the River Spey, Alice Littler Park and local amenities all within walking distance. The accommodation comprises: entrance vestibule, hallway, lounge, dining kitchen, four double bedrooms (one with en-suite), dining room/study and utility. The property further benefits from double glazing, gas central heating, timber double garage and spacious garden grounds.

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ENTRANCE VESTIBULE

UPVC and glazed entrance door with glazed side panel; ceiling light fitting; tile flooring; wooden and glazed door to hallway with glazed side panel.

HALLWAY



Two ceiling light fittings; hatch to the loft space; three built-in storage cupboards; wood flooring.

LOUNGE

19'8" x 19'1" (6.01m x 5.83m)



Windows to front and side; inset ceiling spotlights and ceiling light fitting; two picture wall lights; stone fireplace with electric fire; fitted carpet.

DINING KITCHEN

14'6" x 11'10" (4.42m x 3.63m)



Window to rear; wooden and glazed door to rear garden; ceiling light fitting; wood effect flooring; modern fitted kitchen in light wood effect; slot-in electric cooker; hood; dishwasher; integrated fridge freezer; Beko free-standing fridge freezer; built-in shelved storage cupboard.

BATHROOM

8'2" x 5'4" (2.51m x 1.63m)



Window to rear; bath; WC; pedestal sink; ceiling light fitting; wall-mounted chrome towel radiator; wood effect flooring.

BEDROOM 4

12'0" x 11'3" (3.68m x 3.44m)



Window to front; ceiling light fitting; double built-in mirrored wardrobe; wood flooring.

STUDY / BEDROOM 5

12'0" x 11'6" (3.68m x 3.53m)



Window to front; ceiling light fitting; wood flooring.

BEDROOM 3

11'11" x 11'9" (3.64m x 3.59m)



Window to rear; ceiling light fitting; triple built-in mirrored wardrobes; wood effect flooring.

BEDROOM 2

12'0" x 11'10" (3.68m x 3.63m)



Window to front; ceiling light fitting; triple built-in mirrored wardrobes; wood flooring.



BEDROOM 1

13'5" x 11'10" (4.09m x 3.63m)



Window to rear; ceiling light fitting; triple built-in mirrored wardrobes; wood flooring; door to en-suite shower room.

EN-SUITE SHOWER ROOM

8'2" x 5'2" (2.50m x 1.59m)



Window to rear; ceiling light fitting; WC; bidet; pedestal sink; shower cubicle with mains fed shower; laminate flooring.

UTILITY

Window to side; housing the gas central heating boiler; fixed shelving; plumbing and space for washing machine and tumble dryer.

DOUBLE TIMBER GARAGE



Doors to front; power and light.

OUTSIDE



The property is set in a generous plot with beautifully landscaped garden grounds. The front garden is mainly laid to lawn with block paving leading to the property; variety of mature shrubs and trees. The rear garden is laid to a mix of gravel and paving with further mature shrubs; greenhouse; wooden shed.

Access to the gravelled driveway and garage is through the car park of The Mash Tun. There is additional access to the property from the road leading to the public car park by Alice Littler Park.



NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all curtains and blinds, all bathroom and en-suite shower room fittings, the slot-in cooker, hood, dishwasher, integrated fridge freezer and Beko free-standing fridge freezer in the kitchen the washing machine and tumble dryer in the utility room and the wooden shed and greenhouse in the garden.

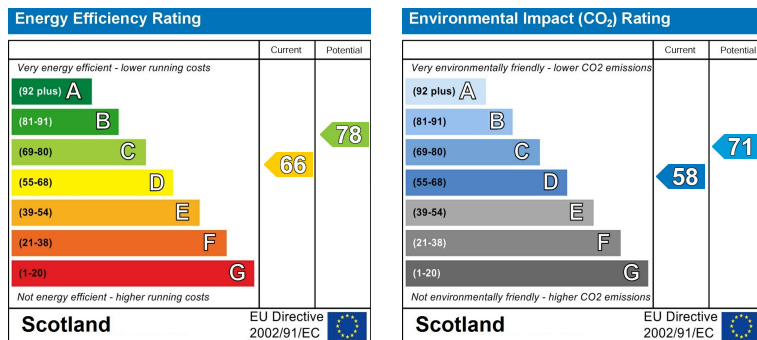
Council Tax Band: E

Viewings: Contact selling agent on 01343 555150

Area Map



Energy Efficiency Graph



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