



**Harper
Macleod LLP**
Estate Agents & Solicitors



90 Provost Christie Drive, Rothes, AB38 7BU
Offers over £108,000

End Terraced house situated in a popular residential area of Rothes. The accommodation comprises entrance hallway, lounge, dining kitchen, two double bedrooms & a bathroom. The property which would make an ideal first time buy or investment purchase further benefits from double glazing, oil central heating & gardens front & rear.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE HALLWAY



UPVC & glazed door, built in cloak cupboard, spacious under stair cupboard, fitted carpet, ceiling light fitting.

BATHROOM

6'11" x 5'6" (2.11m x 1.69m)



Window to front, sink, WC & bath with shower/tap attachment, wood effect vinyl flooring, inset ceiling spotlights, extractor fan, wall mounted chrome towel radiator.

LOUNGE

13'6" x 11'11" (4.12m x 3.64m)



Full length window to front, window to side, fitted carpet, ceiling light fitting.

DINING KITCHEN

12'0" x 9'5" (3.67m x 2.88m)



Window to rear, fitted kitchen in cream gloss, built-in single electric oven, hob & hood, plumbing & space for washing machine & space for fridge freezer, fixed dining table, tile effect flooring and ceiling strip light.

STAIRCASE & LANDING



Fitted carpet & ceiling light fitting.

BEDROOM 1

11'11" x 11'6" (3.65m x 3.52m)



Windows to front & side, double built-in wardrobe, single cupboard, fitted carpet, ceiling light fitting.

BEDROOM 2

12'0" x 9'4" (3.67m x 2.86m)



Window to rear, double built-in wardrobe, single cupboard, fitted carpet, ceiling light fitting.

OUTSIDE



The garden to the front is laid with low maintenance gravel. The rear garden is fully enclosed with areas of paving & low maintenance gravel and oil tank.

NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the oven and hob & hood in the kitchen.

The washing machine & fridge freezer may be available by separate negotiation.

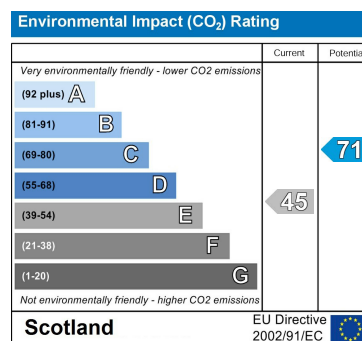
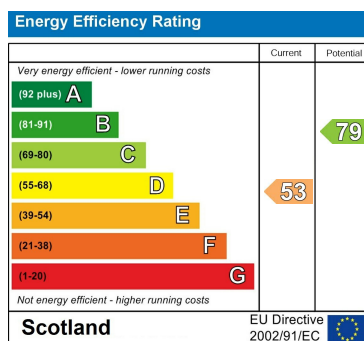
Council Tax Band: A

Viewing Arrangements: Please Contact Selling Agent on
01343 555 150

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>