



**77 HIGH STREET
ROTHES AB38 7AY**

OFFERS OVER £72,000

24 Batchen Street / Elgin / Moray / IV30 1BH Tel: 01343 564123 Fax: 01343 564129 email: enquiries@abands.uk.com

www.abands.uk.com

- **Viewing**

To arrange an appointment to view telephone the selling agents on 01343 564123

End-terraced one bedroom bungalow enjoying a convenient situation within the popular town of Rothes which offers, 2 Convenience Stores, Post Office, Antique Stores, Baker, Butcher, Doctors and Chemist as well as Pubs, Hotels Social Club and a Garage. Only 15 minutes from Elgin and a few minutes from Aberlour.

The property is in good decorative order and has accommodation comprising Lounge/Dining Room, Breakfasting Kitchen, Bedroom and Shower Room. It benefits from gas central heating, double glazing and gardens to the front and rear.

- **Accommodation**

- **Vestibule**

Window to the front with roller blind. Cupboard with electricity meter and fuse box. Radiator, pendant light. Fifteen pane glass panel door to:-

- **Lounge/Dining Room 4.64m x 3.82m**

Well-proportioned room with twin windows to the front. Space for lounge and dining furniture. Radiator, pendant light, fitted carpet and freestanding electric fire. Fifteen glass panel door to:-

- **Hallway**

Pendant light, smoke detector, hatch to loft space, coat hooks and radiator. Door to rear garden. Doors to all rooms.

- **Breakfasting Kitchen 3.82m x 2.24m**

Fitted with a range of contemporary white high gloss base and wall mounted units with wood effect worksurface fitted over which continues at one side to provide a small breakfast bar for casual dining. Electric cooker with halogen hob. Space for washing machine and fridge freezer. Twin windows with roller blinds overlooking the

rear garden. Radiator, wood effect vinyl flooring, strip light, extractor hood, tiled splash back. One and a half bowl stainless steel sink with drainer and mixer tap.

- **Bedroom 4.17m x 2.88m**

Spacious double bedroom with window to the front fitted with net curtains, curtain rail and curtains. Fitted carpet, pendant light and radiator. Built-in wardrobe with double sliding doors, hanging rail and shelved storage.

- **Shower Room 2.00m x 1.76m**

Well-appointed shower room fitted with three piece suite comprising WC, corner shower cubicle with Mira mains shower and wash hand basin set in vanity unit. Wetwall in shower area and to dado height behind wash hand basin. Opaque window to the rear with roller blind, radiator, extractor fan and vinyl flooring.



- **Outside**

Garden to the front is bounded by a stone wall, paved path to the front door, flower bed at one side and area with stone chippings to the other. Gravel pathway leads down the side of the property to the rear garden. Steps lead up to a sloped area of lawn. Adjacent to the rear of the house is laid in stone chippings and has clothes poles. Concrete shed.

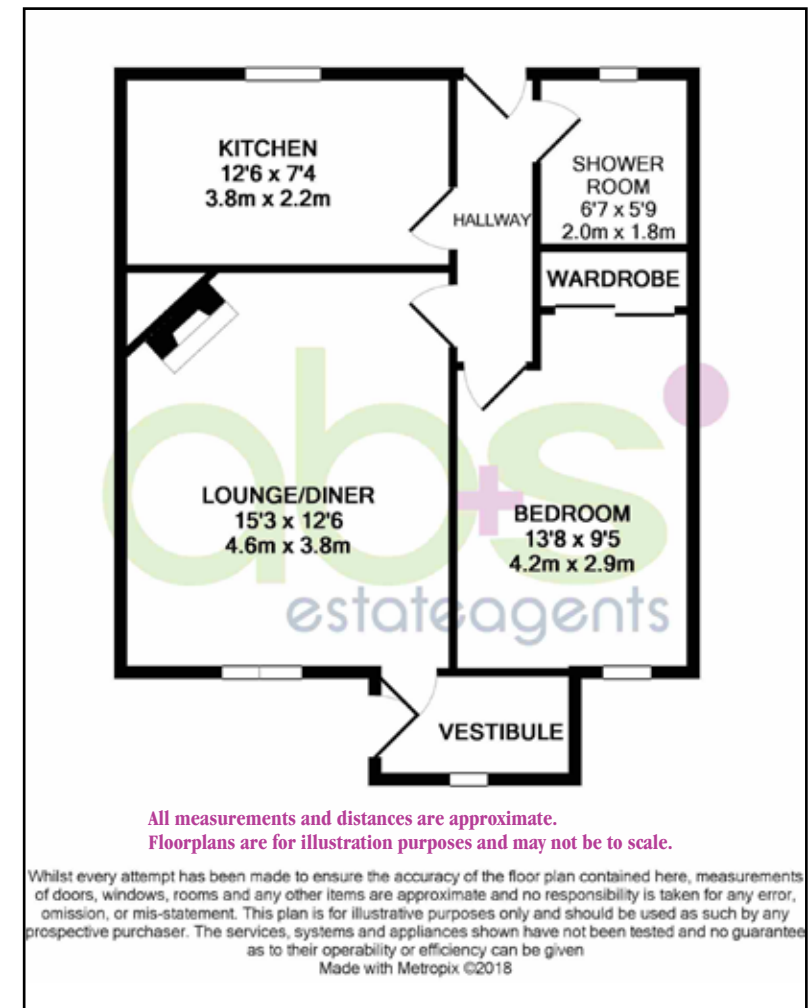
- **Fixtures and Fittings**

All floor coverings, light fittings, curtains, free standing electric fire, blinds and cooker are included in the sale.

NB The cat house in the rear garden is being removed.

- **Home Report**

Home report valuation as at March 2018 is £72,000, the EPI rating is D and the council tax band is B.



1. The selling agents have not tested any appliances, apparatus, fittings or services and so are unable to verify that they are in working order or fit for their purpose. Interested parties are therefore recommended to obtain verification from their surveyor or test the appliances etc. prior to submitting an offer.

2. The information given above while believed to be correct is intended as a guide only and is not guaranteed. The measurements are approximate.

3. A closing date for offers may be fixed and it is therefore most advisable for prospective purchasers to register their interest with the selling agent. We will endeavour to notify purchasers' solicitors of any closing date, but notwithstanding, the sellers will not be obliged to accept the highest or indeed any offer and have the right to accept an offer at any time or withdraw the property from the market. The sellers will not be liable for any costs incurred by interested parties.

4. For fixed price properties, enquirers should note that the date of entry may be material and any offers subject to survey, subject to finance being obtained, subject to the purchaser's own house being sold or subject to some other suspensive condition may not be considered by the seller.

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a b + s estate agents is the property division of Allan, Black & McCaskie, Solicitors, Elgin and Stewart & McIsaac, Solicitors, Elgin both of whom are members of Moray Solicitors Property Centre

