



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**108 High Street, Rothes, AB38 7AY**

**Offers over £120,000**

**\*\*£10,000 BELOW HOME REPORT VALUATION!\*\***

Mid terraced house situated in the Speyside town of Rothes, extended by the current owners to form a comfortable three bedroom family home. The accommodation comprises entrance hallway, lounge, open plan kitchen/dining room, three double bedrooms and a shower room. The property further benefits from double glazing, gas central heating and a fully enclosed rear garden.

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

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**ENTRANCE HALLWAY**  
11'7" x 6'10" (3.55m x 2.09m)



Composite and glazed entrance door; glazed side panel; quality wood effect flooring; ceiling light fitting.

**LOUNGE**  
14'5" x 10'7" (4.40m x 3.23m)



Window to front; quality wood effect flooring; ceiling light fitting.

**STUDY**  
8'0" x 7'2" (2.44m x 2.20m)



Window to rear; quality wood effect flooring; ceiling light fitting.

**DINING ROOM**  
10'1" x 9'5" (3.08m x 2.88m)



Open plan to the kitchen; ceiling and two wall light fittings; wood effect flooring.

**KITCHEN**

9'10" x 9'5" (3m x 2.88m)



Window to rear; fitted kitchen in light wood effect; space for slot in electric cooker; plumbing and space for washing machine; wall mounted gas central heating boiler; ceiling strip light; Karndean tile effect flooring.

**STAIRCASE AND LANDING**

Fitted carpet; ceiling light fitting; hatch to the loft space.

**BEDROOM 1**

14'2" x 9'5" (4.33m x 2.89m)



Window to front; two double built-in wardrobes; wood effect laminate flooring; ceiling light fitting; wall mounted TV bracket.

**BEDROOM 2**

10'2" x 7'7" (3.10m x 2.32m)



Window to rear; fitted carpet; ceiling light fitting; wall mounted TV bracket.

**BEDROOM 3**

9'10" x 9'3" (3.01m x 2.82m)



Window to rear; wood effect laminate; ceiling light fitting; wall mounted TV bracket.

## SHOWER ROOM

12'0" x 6'2" (3.67 x 1.89m)



Internal room; vanity mounted sink and WC; corner shower cubicle with electric shower; wall mounted light up mirror; vinyl flooring; ceiling light fitting.

## OUTSIDE



The garden is to the rear of the property and is fully enclosed, laid with loc bloc paving; clothes pole and rope.

## NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all shower room fittings; the wall mounted TV brackets in all rooms and the clothes pole and rope in the garden.

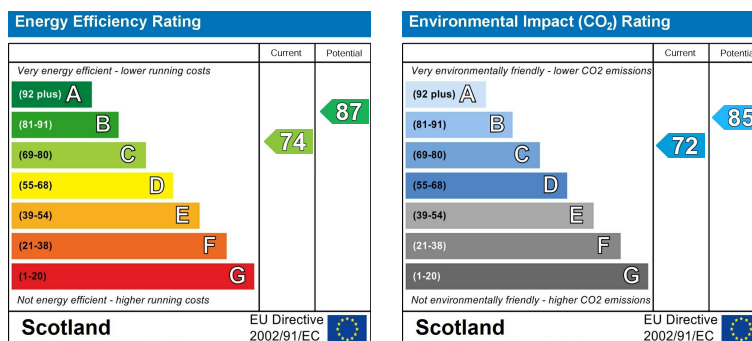
Council Tax Band: A

## VIEWING CONTACT SELLING AGENT

## Area Map



## Energy Efficiency Graph



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