



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**59 Provost Christie Drive, Rothés, AB38 7BU**  
**Offers over £130,000**

Immaculate three bedroom semi-detached house situated in the Speyside town of Rothés. The accommodation comprises entrance vestibule; lounge, dining kitchen, three bedrooms and a bathroom. The property which has been finished to a high standard further benefits from double glazing, air source central heating; solar panels; garden and a driveway providing off-street parking.

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**ENTRANCE VESTIBULE**

6'9" 5'8" (2.07m 1.73m)

Composite and glazed entrance door; glazed side panel; range of coat hooks; wood effect flooring; ceiling light fitting.

**LOUNGE**

19'10" x 14'7" (6.06m x 4.46m)



Window to front; contemporary free standing log burner; wood effect flooring; inset ceiling spotlights.

**DINING KITCHEN**

19'8" x 9'11" (6m x 3.04m)



Patio doors to the rear garden; fitted kitchen in contemporary grey; built-in single electric oven, hob and hood; integrated dishwasher; plumbed in washing machine; built-in storage cupboard housing the hot water tank; wood effect flooring; two ceiling light fittings.

**STAIRCASE AND LANDING**



Solid Oak and glass balustrade; fitted carpet; ceiling light fitting; hatch with pull down ladder to the loft space.

**BEDROOM 1**

13'0" x 9'8" (3.97m x 2.97m)



Window to rear; triple built-in wardrobe; single built-in wardrobe; fitted carpet; ceiling light fitting.

**BEDROOM 2**

13'1" x 12'5" (4m x 3.81m)



Window to front; wall mounted TV bracket; wood effect flooring; ceiling light fitting.

**BEDROOM 3**

9'1" x 8'7" (2.78m x 2.62m)



Window to front; built-in shelved storage cupboard; fitted carpet; ceiling light fitting.

**BATHROOM**

6'7" x 6'0" (2.03m x 1.84m)



Window to rear; vanity mounted sink, WC and bath with mains shower over; Chrome towel radiator; wood effect flooring; inset ceiling spotlights; extractor fan.

**OUTSIDE**



The garden to the front is enclosed and paved. A spacious driveway provides off street parking for two cars. The enclosed rear garden has a raised area of decking and the remainder is low maintenance gravel.

A wooden garden room has power and has a log burner installed.

Outside power socket; wooden garden shed.

**NOTES**

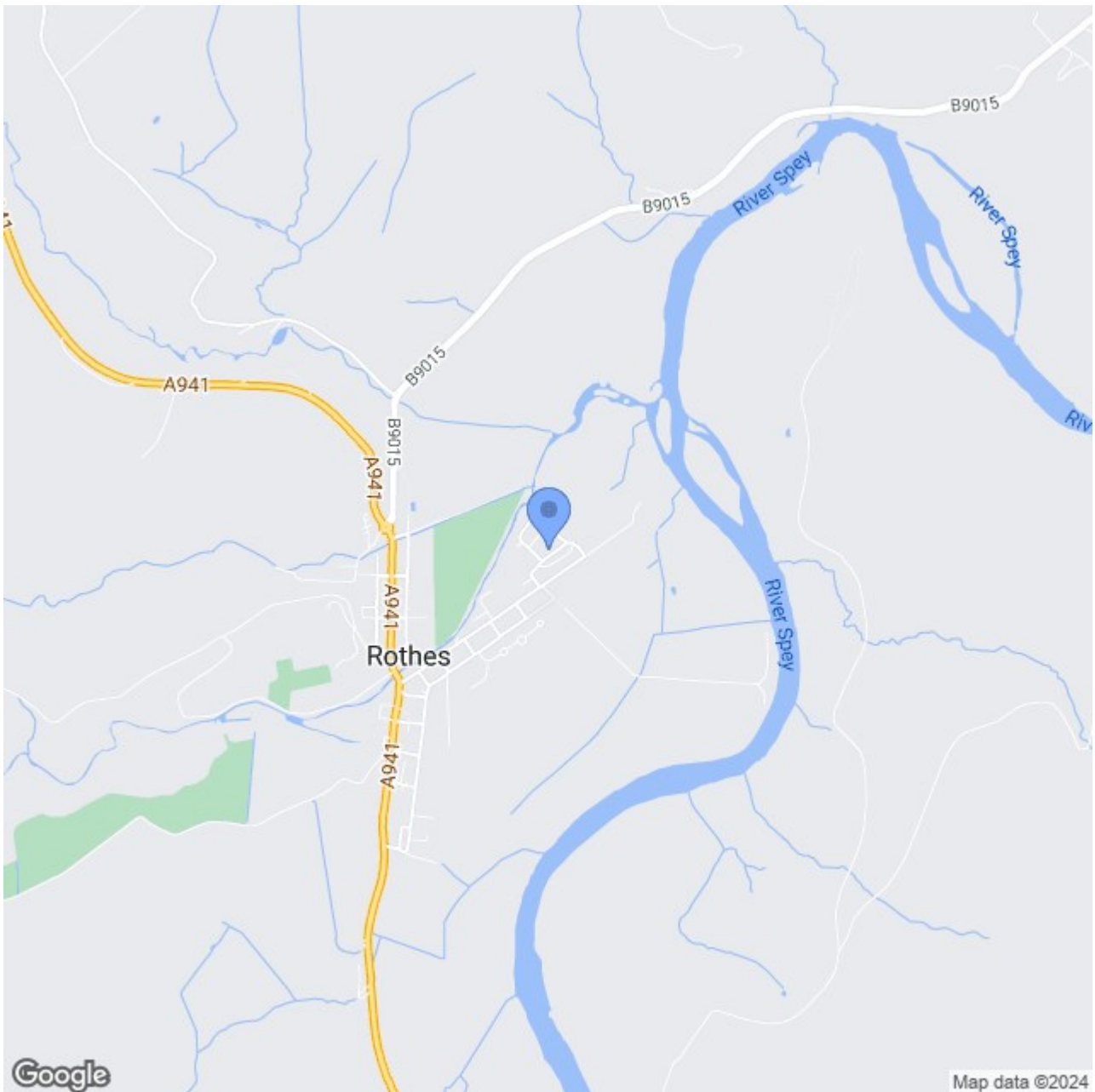
Included in the asking price are all carpets and fitted floor coverings; all light fittings, all blinds; all bathroom fittings; the single electric oven, hob, hood, integrated dishwasher and

washing machine in the kitchen and the wooden garden room and shed in the garden.

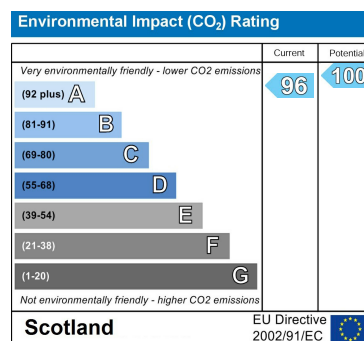
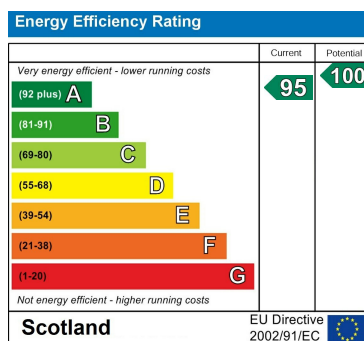
COUNCIL TAX BAND: A



## Area Map



## Energy Efficiency Graph



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