



**Harper
Macleod LLP**
Estate Agents & Solicitors



28 Sellar Place, Aberlour, AB38 9LE

Offers over £140,000

Detached house situated in a quiet residential area in the picturesque Speyside Village of Aberlour, with views over the open countryside. The accommodation comprises entrance hallway, dining kitchen, lounge, two double bedrooms, boxroom and bathroom. The property which would make an ideal first time buy or buy-to-let investment, further benefits from double glazing, gas central heating, driveway and spacious garden.

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ENTRANCE HALLWAY

11'5" x 6'8" (3.50m x 2.04m)



Wooden & glazed entrance door, ceiling light fitting, fitted carpet, built-in storage cupboard with light & shelving, staircase to first floor.

DINING KITCHEN

13'9" x 11'2" (4.20m x 3.41m)



Window to rear, wooden & glazed door leads out to the garden, fitted kitchen, Lamona built-in oven, four ring gas hob, hood, space for dining table & chairs, two ceiling light fittings, tile flooring.

LOUNGE

17'8" x 10'8" (5.41m x 3.26m)



Windows to front and rear, ceiling light fitting, fitted carpet, tiled fireplace.

STAIRCASE & LANDING

11'7" x 6'7" (3.54m x 2.01m)



Window to front, ceiling light fitting, fitted carpet, two built-in shelved storage cupboards, hatch to loft space.

BOX/STORAGE ROOM

5'6" x 4'1" (1.70m x 1.25m)

Internal room, ceiling light fitting, fitted carpet,

BEDROOM 2

11'1" x 10'9" (3.38m x 3.28m)



Window to rear with countryside views, ceiling light fitting, built-in wardrobe.

BEDROOM 1

13'10" x 10'11" (4.24m x 3.33m)



Window to rear with countryside views, ceiling light fitting, fitted carpet.

BATHROOM

7'4" x 6'7" (2.24m x 2.03m)



Window to front, WC, pedestal sink, bath with Mira Sport electric shower over, ceiling light fitting, vinyl flooring; extractor fan.

OUTSIDE



There is a driveway to the rear providing off-street parking. The fully enclosed rear garden is mainly lawn with a gravelled area, raised beds for planting, wooden shed, rotary clothes dryer.

NOTES

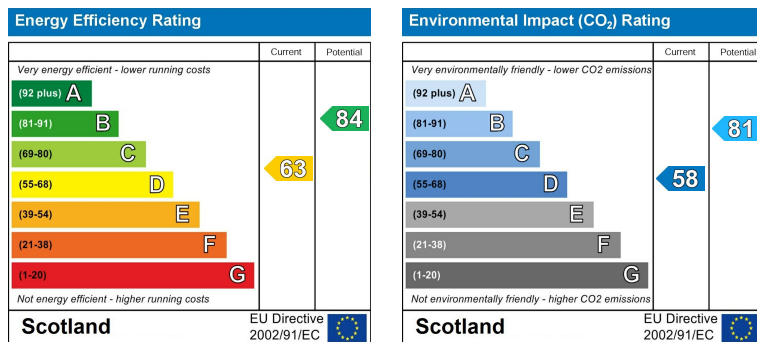
Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all curtains and blinds, all bathroom fittings, the built-in oven, hob and hood in the kitchen and the wooden shed and rotary clothes dryer in the garden.

Council Tax Band: A

Area Map



Energy Efficiency Graph



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