



103 Main Street, Aberchirder, AB54 7TB

Offers Over £98,000

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**abs**<sup>+</sup>  
estateagents



Spacious traditional Terraced house affording excellent value and enjoying a convenient situation within the village known as Foggie Loan.....  
 With oil fired central heating and sealed unit double glazing, the accommodation comprises :- entrance hallway, lounge, dining room with archway to kitchen and bathroom. Upper floor with two good-sized double bedrooms and storage.  
 Enclosed rear garden with timber shed and oil tank

### Hallway

9'10" x 4'1" (3 x 1.25)  
 Glazed door offering natural light. Ceiling light, meter cupboard, wood effect vinyl flooring and radiator.  
 15 panel door to dining room. Door to lounge and bathroom.

### Bathroom

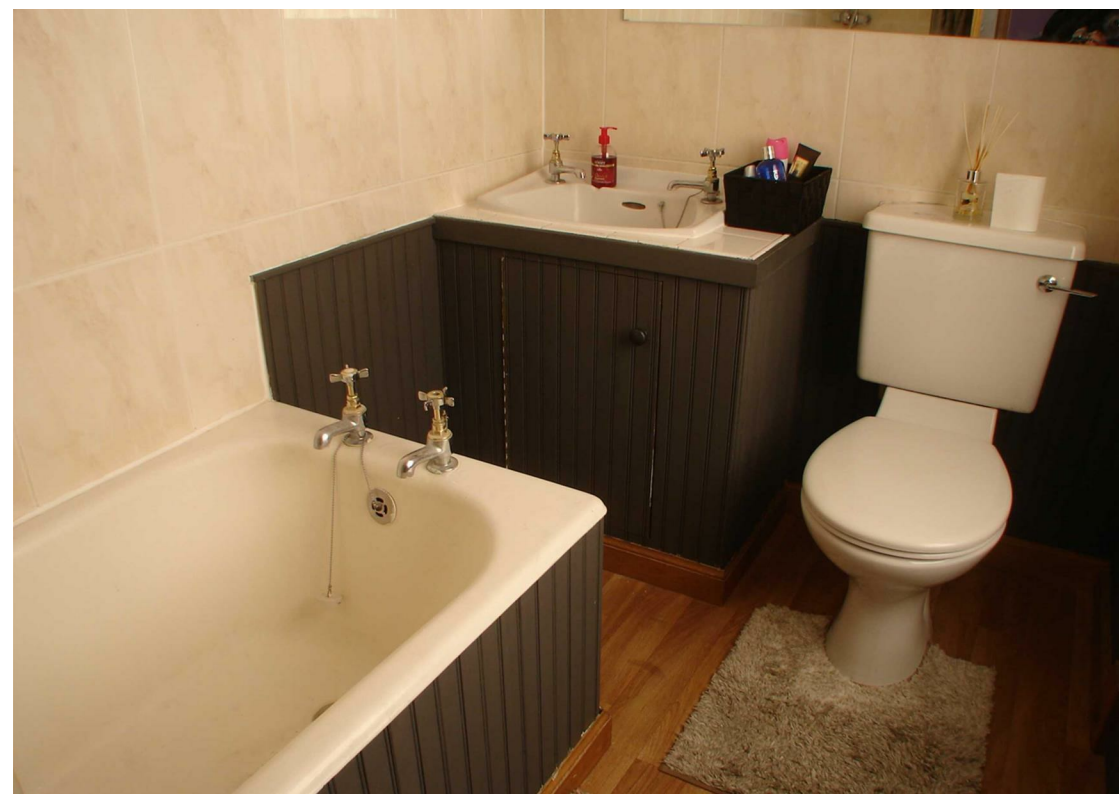
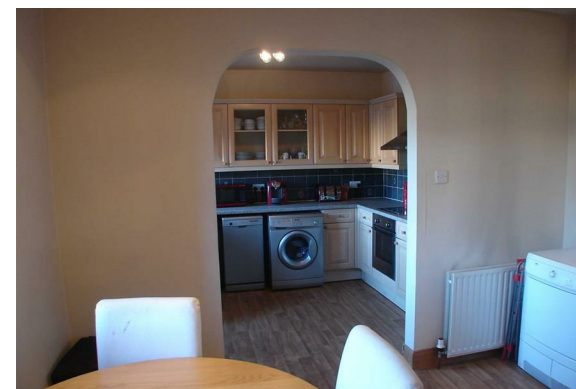
5'1" x 5'5" (1.55 x 1.65)  
 Tiled bathroom comprising enamel bath (Mains shower fitted over), wc and basin.  
 Opaque window with blind. Radiator and wood effect vinyl flooring.

### Lounge

15'11" x 13'7" (4.85 x 4.15)  
 Generous and well proportioned with 2 front facing windows. Feature slate fireplace, decorative mantelpiece. Central ceiling light, matching wall lights, coving, radiator and carpet.

### Dining Room

9'10" x 11'6" (3 x 3.5)  
 Great extra social space. LED downlights, radiator and wood effect vinyl flooring.  
 Understair cupboard. Arch to :-







### Kitchen

9'10" x 8'10" (3 x 2.7)

Good range of fitted units, work surfaces and splashback tiling. Sink with mixer tap and drainer. Decorative, ceiling light, radiator and wood effect vinyl flooring. Double window with blind and also partial glazed door to rear.

### Upper Floor

Carpeted staircase to upper landing, Pine clad to half height. Window to rear. Walk-in eaves storage cupboard. Smoke alarm, ceiling light and carpet.



### Bedroom 1

13'5" x 12'8" (4.1 x 3.85)

Double bedroom with partial coombed ceiling and dormer bay window onto the Main Street. Ceiling light, radiator and carpet.

### Bedroom 2

13'5" x 11'6" (4.1 x 3.5)

Second bedroom with partial coombed ceiling and dormer Bay window. Good fitted storage to one wall fronted by sliding mirrored doors and 2 half height eaves access doors. Further fitted storage with louvre doors. Ceiling light, carpet and radiator.

### Outside

Good sized enclosed area, laid in tarmacadam. Timber shed and oil tank.

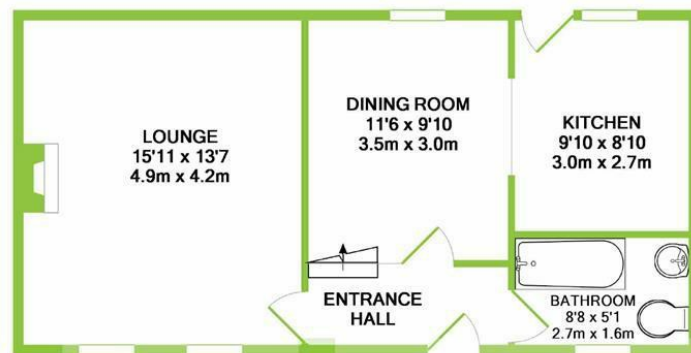
### Fixtures and Fittings

The fitted floor coverings, blinds and light fittings will be included in the sale price along with the kitchen appliances ie fridge/freezer, oven, hob and hood, washing machine and slimline dishwasher. Tumble dryer in the dining room will be removed.

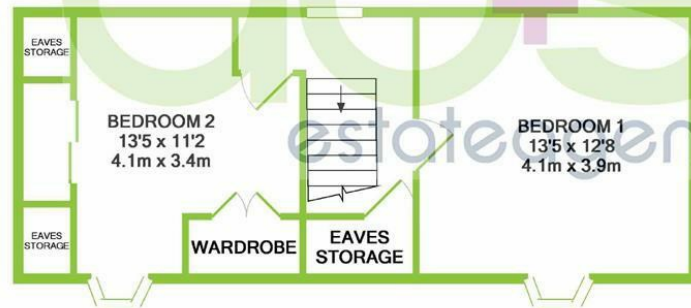
### Home Report

The Home Report valuation as at February, 2018 is £100,000, EPI rating F and Council Tax Band A.





GROUND FLOOR  
APPROX. FLOOR  
AREA 511 SQ.FT.  
(47.4 SQ.M.)

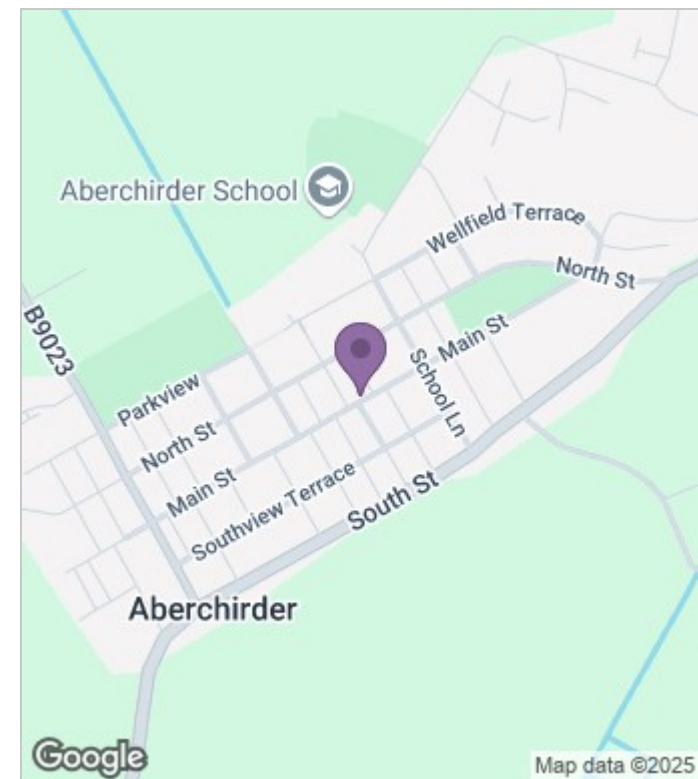


1ST FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 922 SQ.FT. (85.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>30</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		EU Directive 2002/91/EC

## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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