



28 Burnside Street, Rothes, AB38 7AA

Fixed Asking Price £110,000

 2  1  1  E

abs+
estateagents

REDUCED ASKING PRICE

Mid-terraced bungalow in central location within the village of Rothas, only a short walk from local shops. The property would be ideal for first time buyers, those looking to down size and also the buy to let market.

Accommodation comprises:- Lounge, Kitchen, 2 Bedrooms and Bathroom. Further benefiting from gardens to the front and rear, double glazing and electric heating.

Entrance Hall

Hardwood front door with opaque glass panels leads to the entrance hall. Doors to Lounge and Bedroom 2. Electric storage heater, carpet and high level cupboard housing electricity meter.

Bedroom 2

Window to the front with blinds and curtains. Fitted carpet, pendant light and electric panel heater.

Lounge

Window to the front with blinds and curtains. Tiled fireplace with electric fire in situ. Two double wall lights, triple central light, fitted carpet and storage heater.

Inner Hallway

Doors to Bedroom 1, Bathroom, Kitchen and Lounge. Fitted carpet, smoke detector and fitted carpet.

Kitchen

Fitted with a range of base and wall mounted units. Ample work surfaces with a breakfasting bar at one end. Integrated oven and hob. Fridge freezer and washing machine. Tiled splash back, tiled flooring, storage heater and strip light. Stainless steel sink and drainer beneath window to the rear with roller blind. Door to rear garden.





Bathroom

Three piece suite comprising corner bath with mains shower fitted over, pedestal wash hand basin and WC. Opaque window to the rear with roller blind. Ceiling light and an electric towel rail radiator.



Bedroom 1

Window to the rear with blinds and curtains. Built-in wardrobe with hanging rail and shelf. Fitted carpet, electric panel heater and pendant light.



Outside

Garden to the front which is laid in stone chippings. To the rear is a good sized garden which has a paved patio adjacent to the rear of the property and areas of lawn with mature shrubs. Wooden shed. Clothes poles. NB Number 28 has a right of access around the side of number 29 for wheelie bins etc.



Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the fridge/freezer, oven, hob and washing machine.

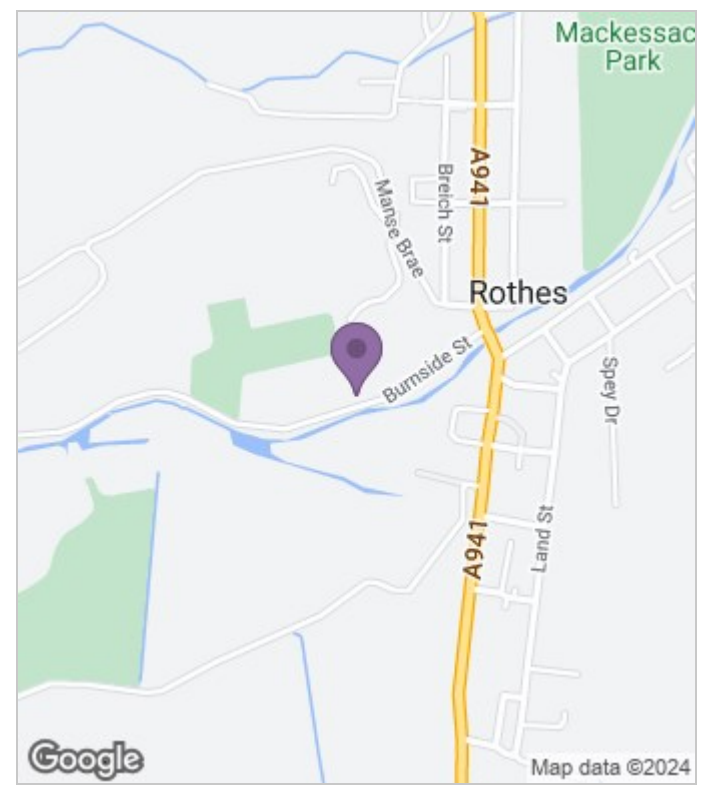
Home Report

The Home Report Valuation as at February, 2024 is £115,000, Council Tax Band A and EPI rating is E.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.