



11 Croft Place, Craigellachie, AB38 9TE
Offers Over £130,000

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estateagents

We are delighted to offer this immaculately presented semi detached house for sale within a popular residential area of Craigellachie.

The property benefits from gas central heating and double glazing. In attractive and truly walk in condition, freshly decorated in neutral hues, the accommodation comprises : Entrance Hallway, Lounge, Kitchen with dining space, 2 double bedrooms and Bathroom.

The property further benefits from a low-maintenance front and rear garden and is nicely situated in the estate with an attractive open outlook to both the front and rear.

An internal viewing is highly recommended.

Entrance Hallway

Part glazed door (recently replaced) with window adjacent brings in great natural light. Staircase to the upper floor and discreet storage within the stairwell. 4 bulb track spotlight, radiator and laminate wood effect flooring. Doors to the lounge and kitchen,

Lounge

Good sized and nicely proportioned lounge with picture window allowing excellent natural light. Feature light fitting on dimmer, radiator and carpet. Hatch to Kitchen.

Dining Kitchen

Attractively presented kitchen with full range of fitted units incorporating a breakfast bar with 2 high level stools. Contrasting work surfaces and splash back tiling finish the look neatly. Cooker with splashback, space for washing machine and integral dishwasher. Full length larder cupboard and good sized broom cupboard too. Ample space for table and chairs. Door to rear garden. Recessed ceiling downlights, 2 radiators and laminate wood flooring.





Upper Landing

Freshly decorated landing with loft hatch. Airing cupboard housing the Megaflow hot water tank. 4 track spotlight, radiator and carpet.

Bedroom 1

Very generous double bedroom with great fitted storage. 2 front facing windows with an attractive outlook. 5 bulb light fitting, radiator and carpet.

Bedroom 2

Rear facing double bedroom with fitted wardrobe. Ceiling light, radiator and carpet.

Bathroom

Family bathroom comprising bath with electric shower fitted over and shower screen in place. Also vanity unit with wc and wash hand basin plus storage. Large window affording good natural light. Ceiling light fitting, ladder radiator and laminate wood flooring.

Garden

The property is enhanced by a low maintenance garden. The front garden is bounded by a stone wall with pathway to the front door and 2 areas of grass. Side gate leads to the rear garden. The rear garden is fully enclosed with timber fencing and laid mainly to lockblock paving with a patch of lawn too. The timber fencing opens up to allow off road parking which is a great bonus too.

Fixtures and Fittings

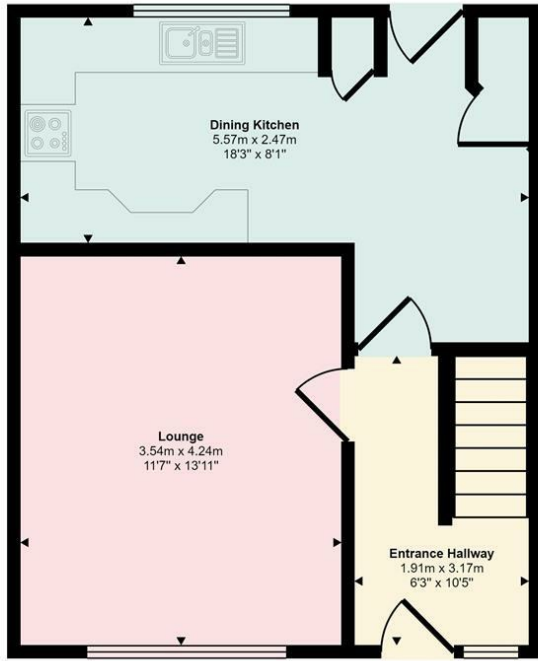
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the cooker, washing machine and the dishwasher.

Home Report

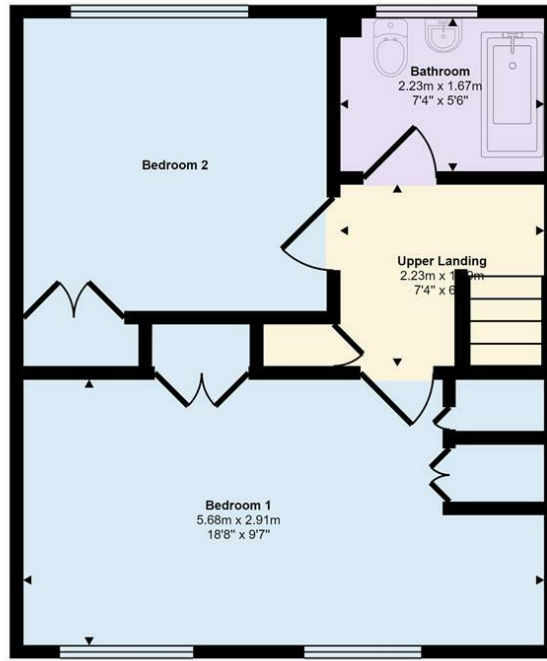
The Home Report Valuation as at June 20, 2024 is £130,000, Council Tax Band A and EPI rating is C.



Approx Gross Internal Area
77 sq m / 834 sq ft



Ground Floor
Approx 38 sq m / 413 sq ft



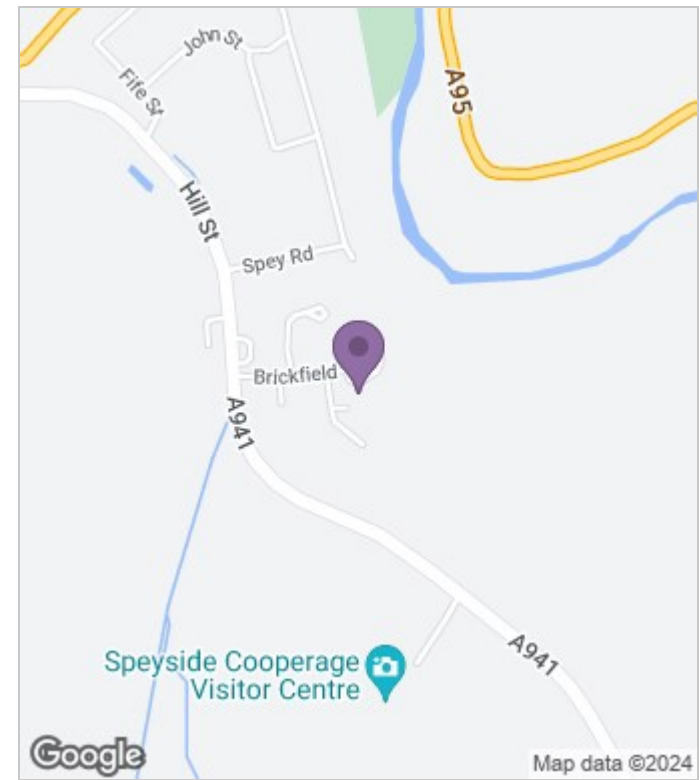
First Floor
Approx 39 sq m / 421 sq ft

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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	