



Rose Villa , Carron, AB38 7QP
Offers over £530,000

Immaculately presented 4 bedroom detached house nestled in a rural and peaceful location, only 4 miles from the village of Aberlour.

The spacious accommodation is set over 2 floors and comprises entrance vestibule, hallway, open plan kitchen, dining area and lounge, sun room, 4 bedrooms (one with en-suite) bathroom, shower room and a utility room. The property further benefits from double glazing, oil central heating, a generously sized wrap around garden, ample off-street parking and a detached single garage.

ENTRANCE VESTIBULE

UPVC & glazed door; laminate flooring; inset ceiling spotlights; built-in double storage cupboards.

HALLWAY

Laminate flooring; inset ceiling spotlights; built-in storage cupboard.

OPEN PLAN KITCHEN, DINING AREA AND LOUNGE

33'10" x 31'4" (10.33m x 9.57m)

Fitted kitchen in white and black gloss; built in double oven and steam oven with warming drawer; island with quarts worktop, integrated hob, hood and wine fridge; space for fridge freezer; sink; inset ceiling spotlights; marble tile flooring; windows to rear. Large wood burning stove on Caithness slate hearth; windows to front and side; inset ceiling spotlights; laminate flooring.

SUN ROOM

12'11" x 12'3" (3.95m x 3.75m)

Glazed on 3 sides; French doors to the garden; inset ceiling spotlights; laminate flooring.

BEDROOM 1

15'4" x 13'1" (4.68m x 4m)

Windows to front; built-in double wardrobe; fitted carpet; ceiling light fitting.

WALK-IN WARDROBE

8'1" x 5'0" (2.48m x 1.53m)

Internal room; wall mounted shelves; fitted carpet; inset ceiling spotlight.

EN-SUITE

8'2" x 6'2" (2.49m x 1.88m)

Frosted window to side; vanity mounted sink & WC, recessed shower enclosure with mains shower; wall mounted towel rail; shaver point; inset ceiling spotlights; tiled flooring.

BEDROOM 2

15'4" x 13'1" (4.68m x 4m)

Window to front; built-in mirrored double wardrobe; fitted carpet; ceiling light fitting.

BATHROOM

10'4" x 7'10" (3.15m x 2.39m)

Frosted window to rear; vanity mounted quarts sink and WC; wet room style shower with mains shower; built-in bath; tiled flooring; wall mounted towel rail; wall light fittings and inset ceiling spotlights.

UTILITY ROOM

9'1" x 7'10" (2.78m x 2.39m)

Range of wall and base units; stainless steel sink; plumbing and space for washing machine; space for tumble dryer; built-in double storage cupboard; UPVC glazed door to the rear garden; laminate flooring; pulley clothes airer; inset ceiling spotlights.

STAIRCASE AND LANDING

Glass rail with wooden banister; decorative lighting; fitted carpet; inset ceiling spotlights; Velux window to rear.

BEDROOM 3

14'8" x 11'9" (4.48m x 3.60m)

Velux windows to front and rear; built-in mirrored double wardrobe; fitted carpet; ceiling light fitting.

WALK-IN WARDROBE

14'8" x 5'6" (4.48m x 1.69m)

Internal room; fitted carpet; ceiling light fitting.

SHOWER ROOM

9'6" x 6'2" (2.90m x 1.88m)

Velux window to front; vanity mounted sink & WC, recessed shower enclosure with mains shower; wall mounted towel rail; shaver point; inset ceiling spotlights; mosaic tiled flooring.

Bedroom 4

14'8" x 13'7" (4.48m x 4.15m)

Velux windows to front; built-in mirrored double wardrobe; laminate flooring; ceiling light fitting.

WALK-IN WARDROBE

14'8" x 6'6" (4.48m x 2m)

Internal room; laminate flooring; ceiling light fitting.

SINGLE GARAGE

Up and over door; power and light.

OUTSIDE

Generously sized fully enclosed wrap around garden laid to lawn with a spacious driveway to accommodate several vehicles. There is a garden shed, large log store, golf practice net and ramp access to the rear of the property.

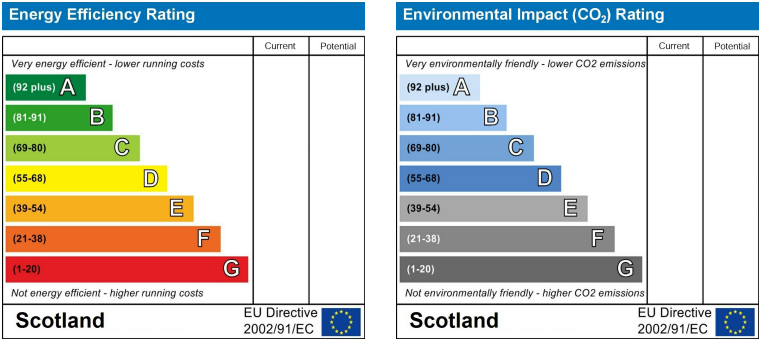
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; curtains and curtain poles; all bathroom, shower room and en-suite fittings; the built-in double oven, the steam oven and warming drawer, hob, hood and integrated dishwasher, built-in wine fridge and the fridge freezer in the kitchen.

Area Map



Energy Efficiency Graph



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