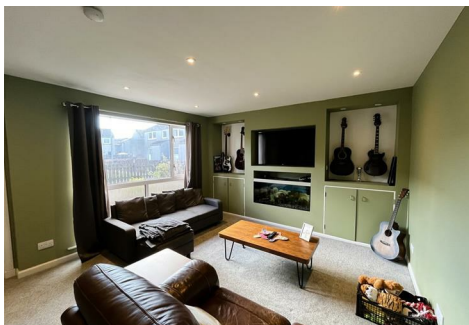




**Harper
Macleod LLP**
Estate Agents & Solicitors



72 Provost Christie Drive, Rothes, AB38 7BU

Offers over £110,000

End Terraced two bedroom property situated in the Speyside village of Rothes and ideal for a first time buyer. The accommodation comprises entrance vestibule, lounge, dining kitchen, two double bedrooms and a shower room. The property further benefits from double glazing, oil central heating, garden and wooden car port.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE VESTIBULE

7'1" x 4'2" (2.18m x 1.29m)

uPVC and glazed entrance door; wood effect flooring; ceiling light fitting.

LOUNGE

18'0" x 12'10" (5.49m x 3.92m)

Window to front; recessed wall mounted TV bracket and fish tank (this will be removed by the owner) fitted carpet; inset ceiling spotlights.

DINING KITCHEN

15'5" x 8'8" (4.70m x 2.66m)

Window to rear; fitted kitchen in matt Navy blue; built-in single electric oven; hob and hood; integrated dishwasher; spacious built-in cupboard housing the oil central heating boiler; wood effect flooring; inset ceiling spotlights.

REAR VESTIBULE

Wood effect flooring; ceiling light fitting; door to the rear garden.

STAIRCASE AND LANDING

Hatch to the loft space; fitted carpet; ceiling light fitting.

BEDROOM 1

16'1" x 11'2" (4.92m x 3.41m)

Window to front; built-in cupboard; fitted carpet; ceiling light fitting.

BEDROOM 2

10'9" x 10'7" (3.30m x 3.24m)

Window to rear; two built-in wardrobes; fitted carpet; ceiling light fitting.

SHOWER ROOM

6'3" x 6'3" (1.93m x 1.92m)

Window to rear; vanity mounted sink; WC and shower cubicle with mains shower; Chrome towel radiator; wood effect flooring; ceiling light fitting.

OUTSIDE

The garden to the front has been laid with low maintenance gravel and planted with a mixture of mature shrubs. The rear garden is all grass with a gravelled area for off-street parking. There is a wooden car port to the side of the property.

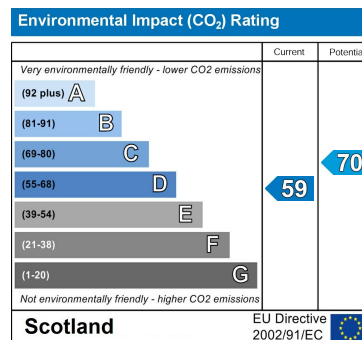
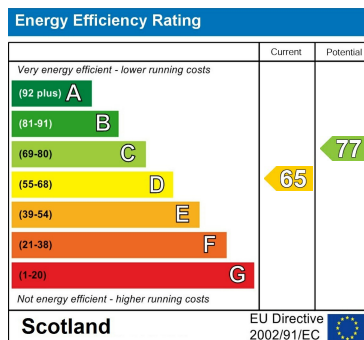
NOTES

Included in the asking price: all carpets and fitted floor coverings; all light fittings; all shower room fittings; the single oven, hob, hood and integrated dishwasher in the kitchen.

Area Map



Energy Efficiency Graph



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.

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