



15 Linn Brae, Aberlour, AB38 9PH
Offers over £150,000

Modern semi-detached house situated in a quiet residential area of the popular Speyside town of Aberlour. The accommodation comprises: entrance hallway, lounge, kitchen/diner, two double bedrooms and shower room. The property, which would make an ideal first time buy, further benefits from electric heating, double glazing, front & rear gardens and driveway providing off-street parking.

ENTRANCE HALLWAY



Wooden and glazed entrance door; ceiling light fitting; coat hooks; fitted carpet; door to lounge; staircase to first floor.

LOUNGE

12'5" x 12'3" (3.80m x 3.74m)



Window to front; ceiling light fitting; fixed shelving; wood effect laminate flooring; door to kitchen.

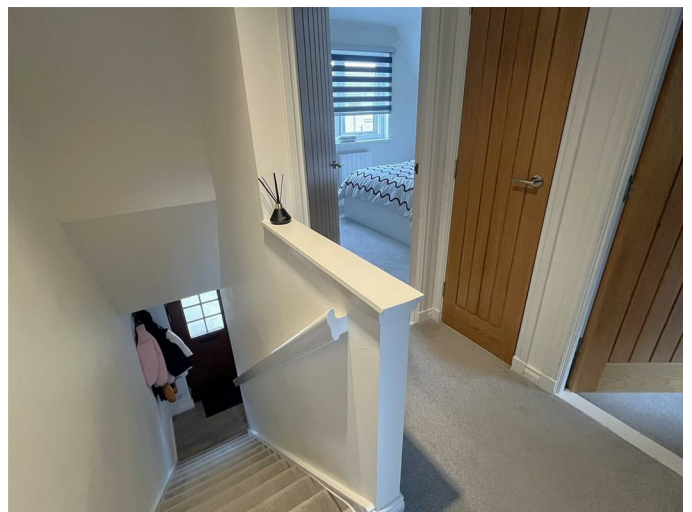
KITCHEN / DINER

15'7" x 12'3" (4.77m x 3.74m)



Window to rear; modern fitted kitchen in gloss; built-in oven; four-ring induction hob; hood; free-standing fridge freezer; plumbed in Samsung washing machine; under-stair storage cupboard; wooden and glazed door leads to rear garden.

STAIRCASE & LANDING



Ceiling light fitting; hatch to loft space; built-in storage cupboard housing hot water tank.

BATHROOM

6'2" x 5'2" (1.90m x 1.60m)



Window to rear; ceiling light fitting; tile effect vinyl flooring; bath with Mira Sport electric shower over; WC; pedestal sink.

BEDROOM 1

12'5" x 9'2" (3.80m x 2.80m)



Window to front; ceiling light fitting; built-in wardrobe with hanging rail & shelving; second recessed wardrobe space with hanging rail and shelving; fitted carpet.

BEDROOM 2

8'10" x 8'6" (2.70m x 2.60m)



Window to rear; ceiling light fitting; built-in wardrobe with hanging rail & shelving; fitted carpet.

OUTSIDE



There is a paved driveway and large gravelled area to the side of the property providing off-street parking for several cars; planted trees & shrubs; wooden shed. The rear garden is laid to paving for ease of maintenance with steps leading up to a raised gravelled area.



NOTES

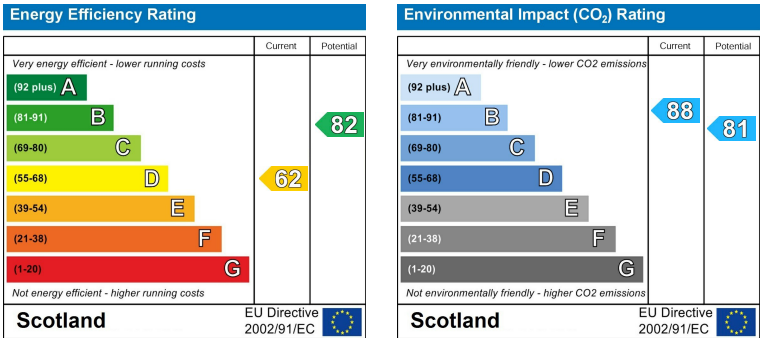
Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all blinds, all bathroom fittings, the oven, hob, hood, free-standing fridge freezer and Samsung washing machine in the kitchen and the wooden shed in the garden.



Area Map



Energy Efficiency Graph



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