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Land Street, Rothies, Moray

Offers over £115,000

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Situated on Land Street in the popular Moray town of Rothes, this attractive three-bedroom terraced house offers spacious and versatile accommodation, making it an ideal home for families, first-time buyers or those looking for a comfortable property in a well-established residential area.

The property provides a welcoming living space with well-proportioned rooms, three bedrooms and the potential to make the home your own. Rothes has a range of local amenities including shops, schools, cafes and leisure facilities. The town also provides excellent access to the surrounding Speyside area, making it an appealing location for those looking to enjoy both village life and the beautiful Moray countryside.

EPC D
Council tax band A







Hallway

The property is entered via a upvc exterior door with frosted pane and leads into a bright hallway.

Doors lead off to the lounge and kitchen and a staircase leads up to the first floor.

Hallway storage cupboard.

Under stair storage area.

Ceiling light fitting.

Wall mounted electric radiator.

Lounge Diner

7.4m x 3.4m (24'4" x 11'2")

Spacious dual aspect room with windows to both the front and rear aspects. Ample space for both lounge furniture and a dining table and chairs.

Fitted carpet.

Ceiling light fittings.

Wall mounted electric radiator.

Kitchen

3.1m x 2.9m (10'2" x 9'6")

Modern fitted kitchen with units finished in grey gloss with complimenting worktop.

Stainless steel sink with drainer.

Door leading out to the rear garden.

Window to the rear aspect.

Wood effect vinyl flooring.

Wall mounted electric radiator.

Appliances include built in electric oven, induction hob with overhead extractor hood, washing machine and fridge freezer.

Ceiling light fitting.

Extractor fan.

Stairs/Landing

Carpeted staircase leads up to the first floor landing.

Ceiling light fitting.

Loft access hatch.

Wall mounted electric radiator.







Bathroom

1.9m x 1.7m (6'2" x 5'7")

Modern three piece bathroom in white comprising toilet, wash hand basin with storage and bath with shower over and glass screen.

Frosted window to the rear aspect.

Wood effect vinyl flooring.

Wall mounted electric heater.

Bedroom 1

3.1m x 3.5m (10'2" x 11'6")

Double bedroom with window to the rear aspect.

Fitted carpet.

Ceiling light fitting.

Wall mounted electric radiator.

Built in wardrobe and storage cupboard housing the hot water cylinder.

Bedroom 2

3.8m x 2.8m (12'6" x 9'2")

Second double bedroom with window to the front aspect.

Fitted carpet.

Ceiling light fitting.

Wall mounted electric radiator.

Built in wardrobe.

Bedroom 3

2.7m x 2.7m (8'11" x 8'11")

Good sized single bedroom with window to the front aspect.

Fitted carpet.

Ceiling light fitting.

Wall mounted electric radiator.

Built in wardrobe.

Exterior

Enclosed rear garden mainly laid to lawn and decorative chipped stones.





Contact us today to arrange a viewing...

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