



Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine, electric cooker and a wardrobe.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

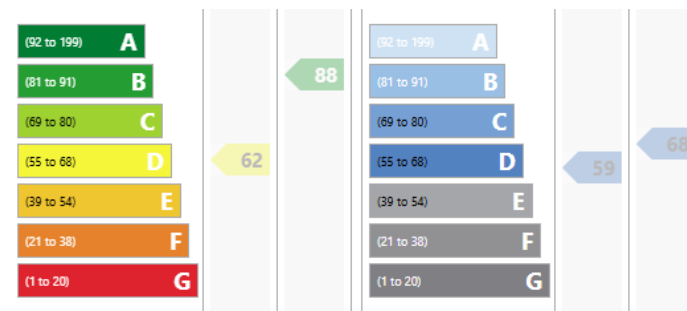
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £170,000
 A full Home Report is available via Munro & Noble website.



Lochailort, Aberlour Gardens Aberlour AB38 9LD

A two bedroomed detached bungalow offering many pleasing features including a single garage and off-street parking.

OFFERS OVER £168,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

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Property Overview



Lounge



Property Description

Situated in a quiet position on the outskirts of Aberlour, Lochailort is a two bedroomed detached bungalow which benefits from attached single garage and surrounding garden grounds. The accommodation within requires a degree of modernisation, but once complete will suit a variety of potential purchasers including first time buyers, young families, or those looking to downsize, and viewing is recommended to appreciate the potential within. Spread over one floor, inside consists of an entrance vestibule and hallway which gives access to two double bedrooms, a shower room, and a welcoming lounge/dining room which has a feature electric fire set on a tiled hearth within a stone surround and a rear window which overlooks the neighbouring countryside. This cosy room is the ideal spot for enjoying evenings indoors, memorable meals and entertaining guests. The shower room has a three piece suite hosting a wash hand basin, WC and a corner shower cubicle, and is finished with stylish wet-walling and a tiled floor. Completing the accommodation is the kitchen, which is fitted with ample wall and base mounted units with worktops and splashback tiling, and has a stainless steel sink with mixer tap and drainer. There is space for a small fridge-freezer, and included in the sale is a washing machine, and free-standing electric cooker with extractor above. Further pleasing features include double glazed windows, oil fired central heating, and great storage with a cupboard in the hallway, and the principal bedroom having fitted storage facilities. Loft access is via the hall, and provides additional storage if needed.

Externally, the property has a wraparound garden, with the front being laid to lawn and is enclosed by walling. There is a gravel driveway to the side elevation, offering off-street parking and leads to the garage which has power, lighting, a pedestrian door and an up-and-over door. The rear garden hosts a timber shed, and affords views over countryside and woodland. It is laid to lawn, and enclosed by timer fencing.

The town of Aberlour provides a range of essential services and facilities, including a supermarket, independent shops, and a selection of cafes, restaurants, and traditional pubs. For educational needs, the area is served by Aberlour Primary School, a well-regarded institution that provides primary education for children in the surrounding villages. For secondary education, Speyside High School is also close by.

Bedroom One



Bedroom Two



Kitchen



Rooms & Dimensions

Entrance Vestibule

Approx 0.98m x 0.97m

Entrance Hall

Kitchen

Approx 3.13m x 2.76m

Lounge

Approx 4.69m x 3.12m

Bedroom One

Approx 3.54m x 2.70m

Bedroom Two

Approx 3.18m x 2.67m

Shower Room

Approx 1.91m x 1.71m

Garage

Approx 6.17m x 3.37m

Bathroom

