



The Old Schoolhouse Manse Brae, Aberlour, AB38 7AF
Offers in the region of £225,000

Traditional detached house situated in an elevated position overlooking the Speyside town of Rothes & the hills in the distance. The accommodation comprises entrance vestibule, hallway, lounge, sitting room, dining room, dining kitchen, bathroom, four bedrooms & a shower room. The property which retains many original period features further benefits from oil central heating, garden & a stone outbuilding.

ENTRANCE VESTIBULE

7'4" x 6'9" (2.26m x 2.07m)

Wooden entrance door, range of fixed shelving, wooden floor, ceiling light fitting.

HALLWAY

Fitted carpet, ceiling light fitting.

LOUNGE

15'2" x 13'3" (4.64m x 4.04m)

Window to front, multi-fuel stove, fitted carpet, ceiling light fitting.

SITTING ROOM

15'1" x 12'11" (4.61m x 3.94m)

Window to front, fireplace with open fire, fitted carpet, ceiling light fitting.

DINING ROOM

14'11" x 11'2" (4.57m x 3.42m)

Window to rear, fireplace with open fire, original wooden floor, spacious built-in laundry cupboard, ceiling light fitting, plumbed for washing machine, under-stair storage cupboard.

BATHROOM

11'8" x 6'9" (3.58m x 2.06m)

Window to rear, sink, WC, & bath with tap/ shower attachment, shower cubicle with electric shower, vinyl flooring, ceiling light fitting.

DINING KITCHEN

14'9" x 10'9" (4.50m x 3.28m)

Window to rear, fitted kitchen in cream, Belfast sink, slot-in gas cooker, integrated dishwasher, ceiling pulley, flagstone floor, inset ceiling spotlights.

REAR VESTIBULE

Housing the oil central heating boiler, fitted carpet.

STAIRCASE & LANDING

Fitted carpet, ceiling light fitting.

BEDROOM 3

12'11" x 10'7" (3.94m x 3.23m)

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

BEDROOM 2

18'6" x 10'11" (5.66m x 3.33m)

Dormer window to front, fireplace, fitted carpet, ceiling light fitting.

BEDROOM 1

22'5" x 12'9" (6.85m x 3.91m)

Dormer window to front & Velux window to rear, two sets of built-in wardrobes, fitted carpet, ceiling light fittings.

BEDROOM 4

12'2" x 11'1" (3.72m x 3.40m)

Window to front, built-in cupboard & fixed shelving, fitted carpet, ceiling light fitting.

SHOWER ROOM

8'2" x 3'8" (2.50m x 1.13m)

Sky light window, sink & WC & shower cubicle with electric shower, vinyl flooring, ceiling light fitting.

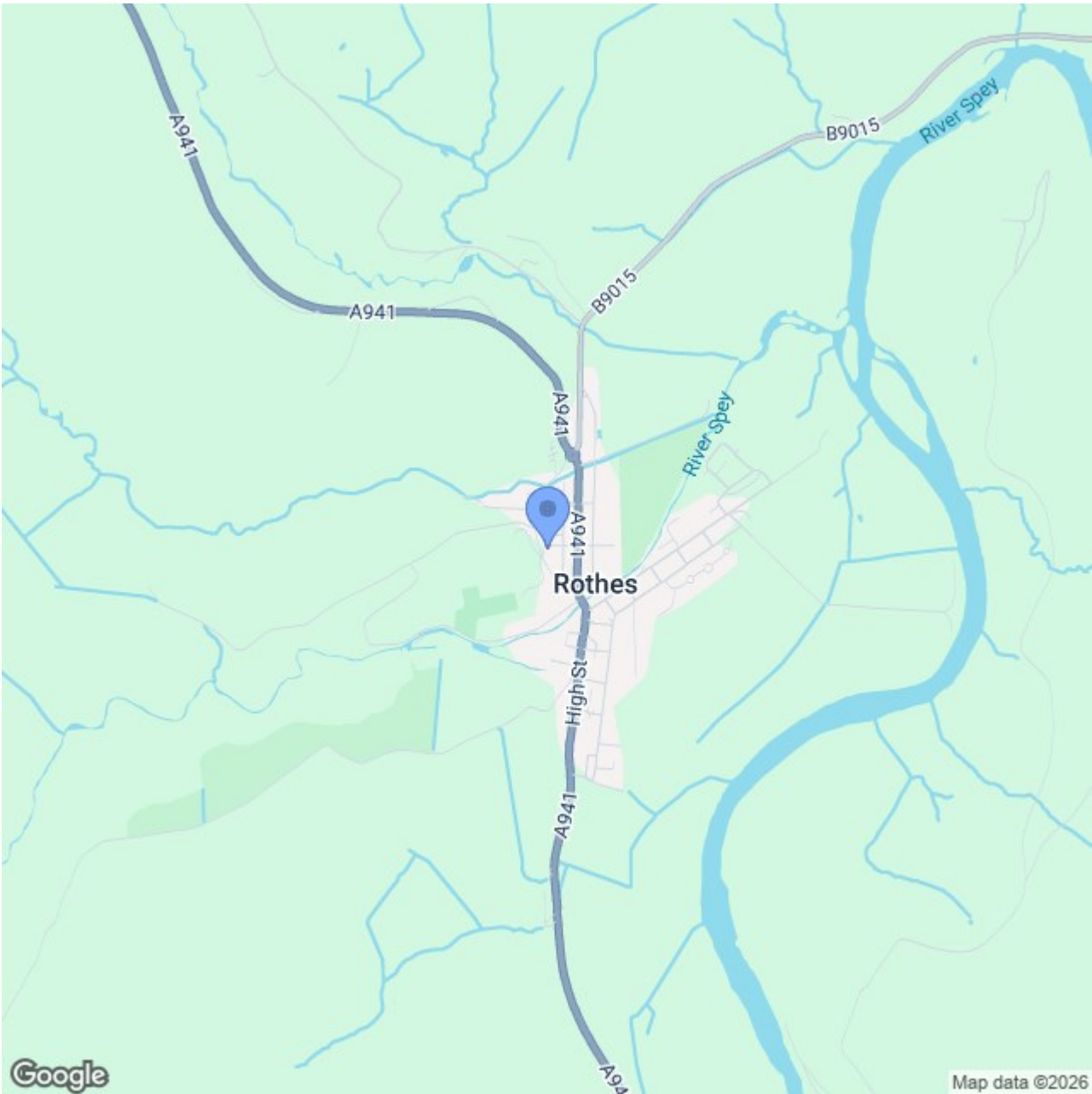
OUTSIDE

The property is set in a good size plot which is mainly grass with some mature trees & bound by a mixture of traditional stone wall, fence & hedging; stone outbuilding; wooden shed; greenhouse.

NOTES

Included in the asking price: all carpets & fitted floor coverings, all light fittings, all bathroom & shower room fittings, the slot-in cooker, integrated dishwasher, full size fridge & freezer in the kitchen, the washing machine in the laundry cupboard and the wooden garden shed & green house in the garden.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC 		Scotland	EU Directive 2002/91/EC 	

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