

75 NEW STREET, ROTHES, ABERLOUR, AB38 7BJ

OFFERS OVER - £125,000



We are delighted to offer for sale this spacious 2 public, 2 bedroom, detached bungalow, situated in the picturesque town of Rothes on the banks of the River Spey. The property comprises Lounge, Kitchen, Conservatory, 2 double bedrooms, bathroom, double glazing and gas central heating. There is a substantial garden area to rear of the property. A garage and driveway with ample space for two cars is also located to the rear of the property.

Rothes is an attractive town located in Moray on the banks of the River Spey, between Grantown-on-Spey and Elgin. The town lies 10 miles south of Elgin, 58 miles west of Aberdeen and 54 miles east of Inverness, with good road connections and in easy reach of the A96.

This location is within the heart of the Whisky trade with many world-renowned distilleries and the famous 'Whisky Trail' in close proximity.

There is a primary school in Rothes with secondary education at nearby Speyside High School. There is a good range of local amenities and facilities near to the property. Viewing of this home is highly recommended.

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Front Hall/Entrance 6'6" x 7'10" (2.0m x 2.4m)

Cupboard housing boiler with room for storage. Phone point.

Lounge 13'11" x 20'2" (4.25m x 6.15m)

Spacious. Carpeted flooring. Windows to front of property. Feature fireplace with electric fire. TV and Sky points.

Kitchen 9'6" x 10'6" (2.9m x 3.2m)

Wall and floor units. Partially tiled. Vinyl flooring. Window to rear of property. Phone point.

Conservatory 7'9" x 10'5" (2.37m x 3.19m)

Bright and pleasant room looking out over the rear garden. Carpeted flooring.

Bedroom 1 14'4" x 10'0" (4.38m x 3.05m)

Double bedroom. Carpeted flooring. Storage cupboard. Window to front of property.

Bedroom 2 13'9" x 9'10" (4.2m x 3.0m)

Double bedroom. Carpeted flooring. Storage cupboard. Large bay window to rear of property.

Bathroom 7'8" x 5'3" (2.35m x 1.6m)

Three piece suite comprising of toilet, wash hand basin and shower unit. Aqua paneling. Vinyl flooring. Window to side of property.

Outside Area

Extensive garden to rear of property. Greenhouse. Outdoor tap. Large outbuilding with power used as garage with driveway. Ample parking for three cars.

All curtains, blinds and light fittings and floor coverings to remain.

Home Report available (fee may apply)

EPC Rating – Band E

Council Tax Band - B

Viewing is strictly by appointment. Please contact Adam & Flowerdew Solicitors on **01779 477388**.

Whilst these particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof shall be accepted by the selling agent.

