



**Harper
Macleod LLP**
Estate Agents & Solicitors



Torchattan Mary Avenue, Aberlour, AB38 9QN
Offers in the region of £145,000

Torchattan is a spacious semi detached house situated in an elevated position in the sought after Speyside town of Aberlour. The property is ideally placed and is within walking distance to a variety of local shops & amenities and only a stone's throw from both Aberlour Primary and Speyside High School. The accommodation comprises entrance hallway, lounge, dining room, kitchen, utility, three double bedrooms, two en-suite shower rooms, shower room and WC. The property further benefits from double glazing, gas central heating, studio, workshop, driveway and large garden grounds with lovely views. Please note that the property is of a non-standard construction and therefore not likely to be suitable for mortgage lending.

ENTRANCE HALLWAY

14'9" x 5'10" (4.52m x 1.79m)



UPVC and glazed door; ceiling light fitting; wood effect laminate flooring; leads to lounge, dining room, internal hallway and the staircase to the first floor.

LOUNGE

14'11" x 13'5" (4.55m x 4.11m)



Windows to front and rear; ceiling light fitting; fitted carpet; tiled fireplace with open fire.

DINING ROOM

15'4" x 12'1" (4.68m x 3.70m)



Window to front; ceiling light fitting; fitted carpet; fireplace.

INTERNAL HALLWAY

8'10" at longest x 5'8" at widest (2.71m at longest x 1.73m at widest)



Ceiling light fitting; electric consumer units; wood effect laminate flooring; leads to utility, kitchen and the rear vestibule.

UTILITY

8'0" at longest x 5'11" at widest (2.44m at longest x 1.81m at widest)



Window to rear; wall light fitting; wood effect laminate flooring; space and plumbing for washing machine and tumble dryer; space for fridge freezer.

KITCHEN

10'0" x 9'4" (3.06m x 2.87m)



Window to rear; ceiling strip light; wood effect laminate flooring; modern fitted kitchen in cream; slot-in electric cooker.



REAR VESTIBULE

4'10" x 3'9" (1.48m x 1.16m)



Full-length window to side; wood effect laminate flooring; UPVC and glazed door leads out to the rear garden.

STAIRCASE & LANDING



Window to rear with lovely view out over the rooftops and

hills; two ceiling light fittings; fitted carpet; leads to bedrooms 1, 2 and 3, the shower room and WC.

BEDROOM 1

16'8" at widest x 11'10" at longest (5.10m at widest x 3.61m at longest)



Double aspect windows to front and rear with lovely views over the church spire and hills in the distance; ceiling light fitting; fitted carpet; fireplace; two built-in double wardrobes.

BEDROOM 3

10'11" at longest x 10'0" at widest (3.34m at longest x 3.07m at widest)



Window to front; ceiling light fitting; fitted carpet; sink; sliding door leads to en-suite shower room.

EN-SUITE

5'4" into cubicle x 4'5" at widest (1.65m into cubicle x 1.36m at widest)



Ceiling light fitting; extractor; vinyl flooring; WC and built-in shower cubicle with mains fed shower.

BEDROOM 2

13'7" at longest x 11'11" at widest (4.16m at longest x 3.64m at widest)



Window to front; ceiling light fitting; fitted carpet; fireplace; door to en-suite shower room.



EN-SUITE

6'3" into cubicle x 5'1" at longest (1.92m into cubicle x 1.57m at longest)



Ceiling light fitting; extractor; wood effect laminate flooring; WC, sink and built-in shower cubicle with mains fed shower.

SHOWER ROOM

7'11" at longest x 7'1" at widest (2.42m at longest x 2.17m at widest)



Window to rear; ceiling light fitting; wood effect laminate flooring; vanity mounted sink and corner shower cubicle with mains fed shower.



WC

6'5" x 3'10" (1.97m x 1.19m)



Two windows to rear; ceiling light fitting; wood effect laminate flooring; WC.

OUTSIDE



There is a gravelled driveway to the front of the property providing off street parking for one vehicle. There is a large rear garden which is tiered on different levels. There is a spacious decked area with lovely views looking out over Aberlour to the countryside & hills and to Macallan Distillery in the distance; wooden summer house. The rear garden is laid to a mix of lawn and gravel; clothes poles and ropes.

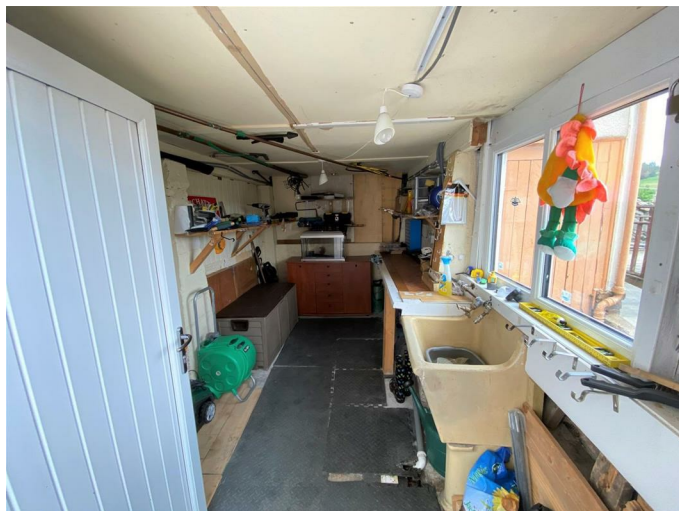
STUDIO



Access to the studio, which is on the lower ground of the property, is from it's own entrance to the rear; UPVC door; two windows to rear; power, & light; comprises living/bedroom area with adjacent bathroom.



WORKSHOP



Access to the workshop is from the rear of the property; UPVC door; window to rear; power and light.



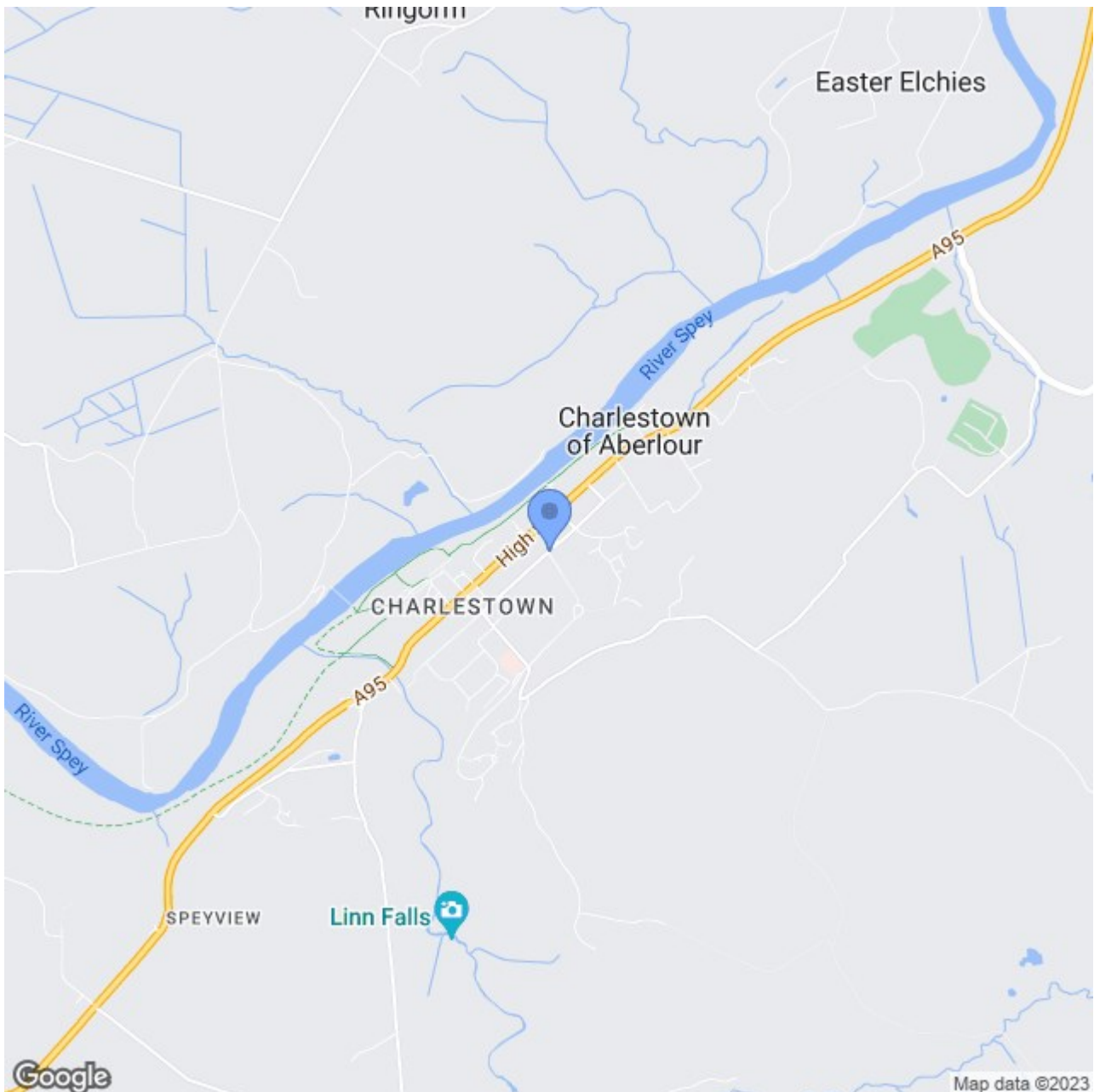
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all shower room, en-suite & WC fittings, the slot-in electric cooker in the kitchen and the clothes poles & ropes and summer house in the garden.

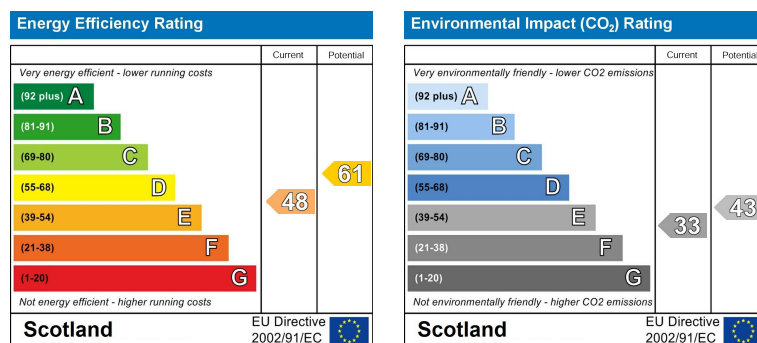
Council Tax Band: B

Viewings: Contact selling agent on 01343 555150

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>