



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**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.

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**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.

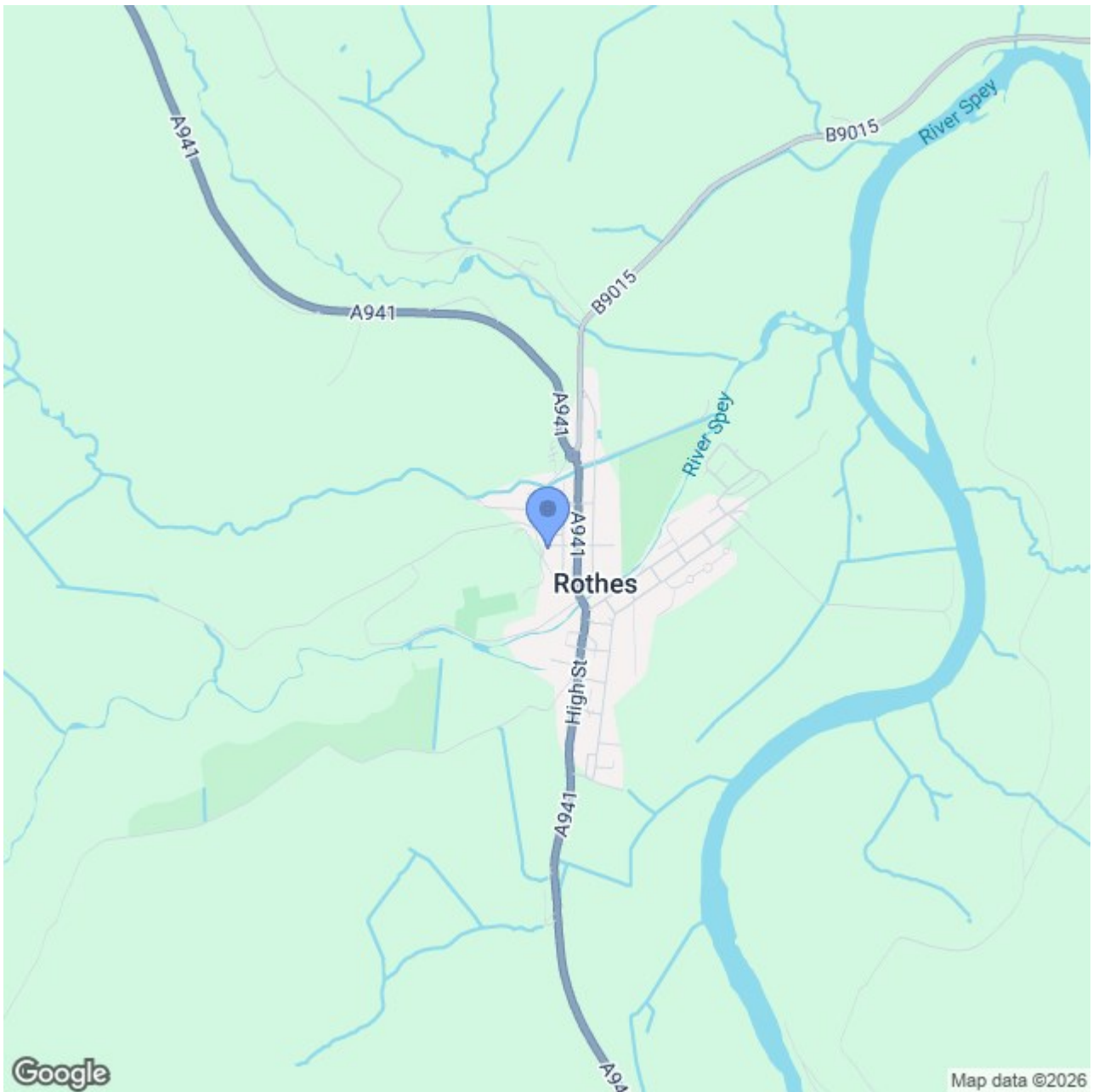
**OUTSIDE**

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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

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

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