



**Harper
Macleod LLP**
Estate Agents & Solicitors



106 High Street, Rothes, AB38 7AY

Offers over £94,500

Spacious mid-terraced house nestled in the outskirts of the village of Rothes. The property is located within walking distance from the primary school, public transport and other local amenities. The accommodation comprises entrance, lounge, kitchen, two double bedrooms and a shower room. The property further benefits from double glazing, gas central heating and a rear garden.

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Entrance

Front door, frosted window to front, laminate flooring, ceiling light fitting, floor cupboard houses the fuse box and electric meter.

Lounge

22'0" x 10'9" (6.72m x 3.30m)

Windows to front and rear, fitted carpet, gas fire with back boiler, ceiling light fitting.

Kitchen

10'7" x 9'2" (3.24m x 2.80m)

Range of base and wall units, slot-in electric cooker, space for fridge/freezer, plumbed in washing machine, window to rear, back door, vinyl flooring, ceiling strip light, built-in storage cupboard.

Staircase & Landing

Fitted carpet, ceiling light fitting, loft hatch.

Shower Room

6'5" x 6'3" (1.96m x 1.93m)

Frosted window to rear, sink with built in storage below and side, WC & shower cubical with electric shower, vinyl flooring, ceiling light fitting.

Bedroom 1

14'4" x 9'4" (4.37m x 2.87m)

Double bedroom, window to front, built-in double wardrobe houses the water tank, built-in storage cupboard with ceiling light fitting, fitted carpet.

Bedroom 2

11'1" x 10'3" (3.40m x 3.14m)

Double Bedroom, window to rear, built-in double wardrobe, fitted carpet, ceiling light fitting.

Outside

Rear garden laid in chipped stones with slabbed pathway leading to the back door, drying green.

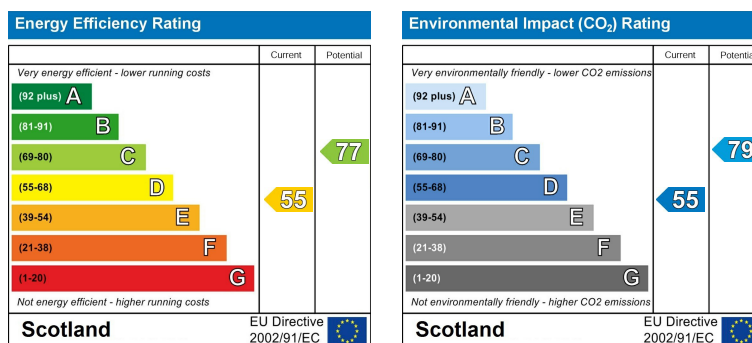
Notes

Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom and shower room fittings and the cooker the kitchen.

Area Map



Energy Efficiency Graph



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