



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**10 Brickfield, Aberlour, AB38 9TD**

**Offers over £115,000**

Semi-detached bungalow in immaculate condition throughout, located in the Speyside village of Craigellachie & close to lovely woodland walks. The accommodation comprises entrance porch, hallway, open plan lounge/kitchen, conservatory, one bedroom and a shower room. The property further benefits from double glazing, gas central heating, and a spacious garden.

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#### **ENTRANCE PORCH**

14'6" x 5'1" (4.44m x 1.55m)

UPVC & glazed entrance door, ceramic tile flooring, ceiling light fitting.

#### **HALLWAY**

12'2" x 5'10" (3.72m x 1.80m)

Wood effect flooring, double built-in cloak cupboard, hatch to the loft space, pull down ladder, ceiling light fitting.

#### **OPEN PLAN LOUNGE/KITCHEN**

##### **LOUNGE**

15'8" x 11'0" (4.78m x 3.37m)

Window to front, recessed cupboard & storage shelves, wood effect flooring, ceiling light fitting.

##### **KITCHEN**

14'10" x 7'6" (4.53m x 2.30m)

Window to rear, fitted kitchen in wood effect, built-in single electric oven, 4 ring gas hob & hood, plumbing & space for washing machine & slimline dishwasher, space for fridge freezer, tile effect flooring, inset ceiling spotlights.

##### **CONSERVATORY**

12'5" x 8'11" (3.81m x 2.72m)

Glazed on two sides, ceramic tile flooring, two wall light fittings.

##### **BEDROOM**

12'2" x 8'11" (3.72m x 2.74m)

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

##### **SHOWER ROOM**

7'0" x 5'10" (2.15m x 1.79m)

Window to rear, vanity mounted sink & WC, recessed shower cubicle with mains shower, wall mounted towel radiator, ceramic tile flooring with under floor heating, inset ceiling spotlights.

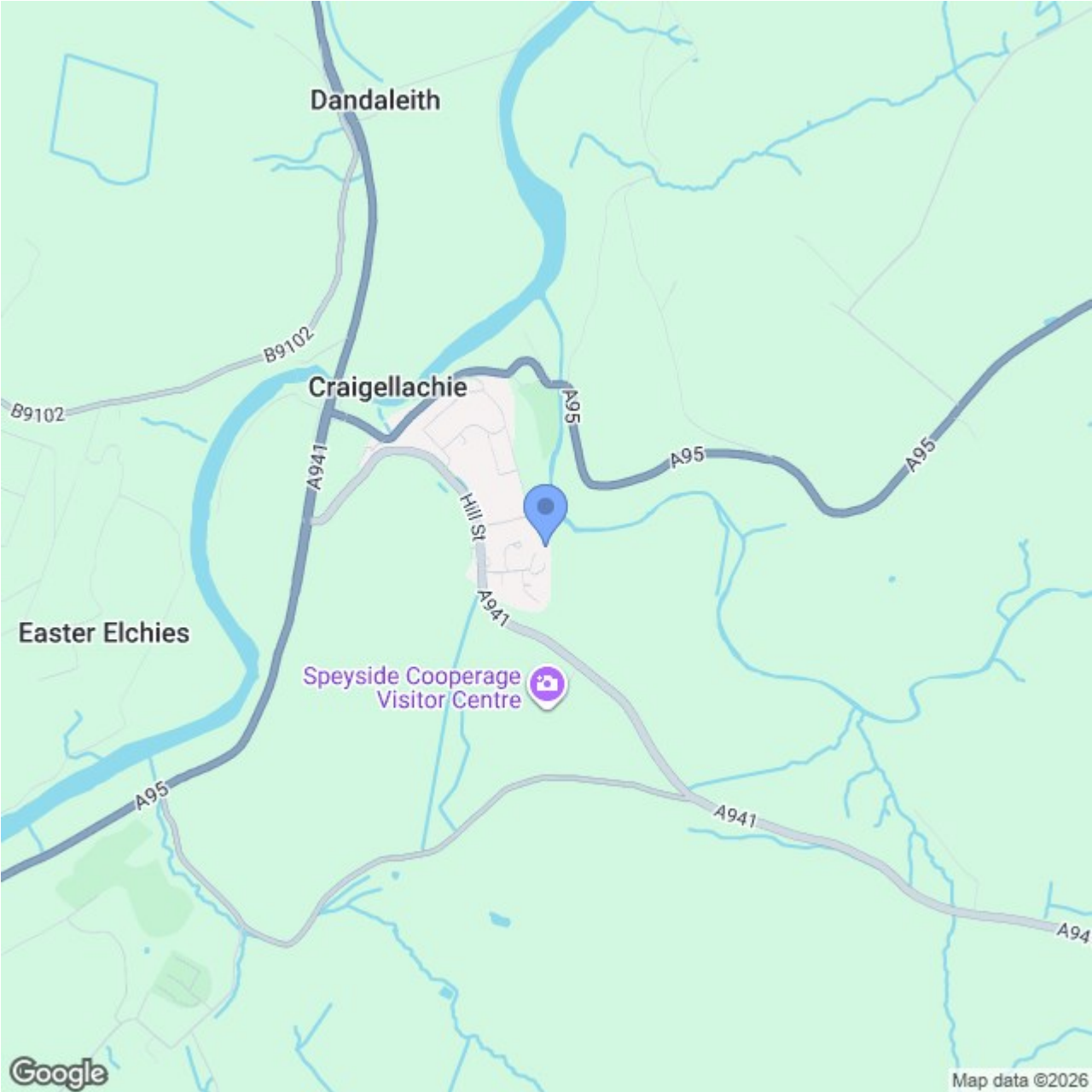
##### **OUTSIDE**

The garden to the front is fully paved with an area of low maintenance gravel. The garden to the rear is tiered on two levels, also paved with areas of gravel & planted with shrubs, rotary clothes dryer.

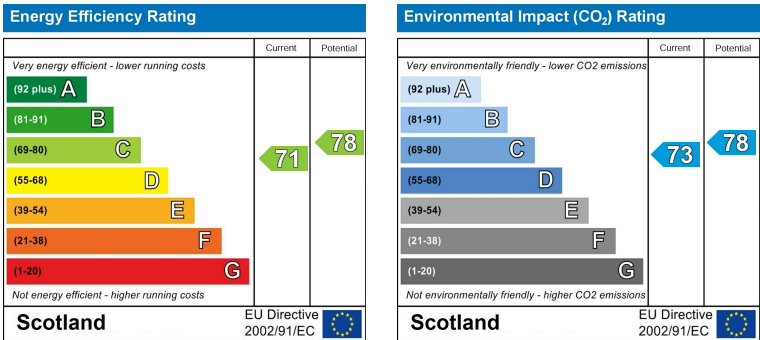
##### **NOTES**

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all shower room fittings, the oven, hob & hood in the kitchen and the rotary clothes dryer in the garden.

Area Map



Energy Efficiency Graph



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