



2 Breich Street, Aberlour, AB38 7BT
Offers over £180,000

Traditional detached cottage upgraded by the current owners to form a comfortable family home. The accommodation comprises entrance hallway, lounge, kitchen, three bedrooms & bathroom. The property further benefits from a substantial area of garden ground to the rear, double glazing, gas central heating and a garage & workshop.

ENTRANCE HALLWAY

Wooden & glazed entrance door, wood effect flooring, ceiling light fitting.

KITCHEN

9'9" x 9'8" (2.99m x 2.95m)

Window to front, fitted kitchen in cream, space for slot-in dual fuel cooker, hood, plumbing & space for washing machine & slimline dishwasher, wall mounted gas boiler, space for fridge freezer, vinyl flooring, ceiling light fitting, UPVC & glazed door to rear garden.

LOUNGE

18'3" x 14'3" (5.57m x 4.36m)

Double aspect to front & rear, feature fireplace with gas fire, built-in cupboard, fitted carpet, ceiling light fitting.

INNER HALLWAY

Wooden & glazed door to front, fitted carpet, ceiling light fitting.

BEDROOM 1

15'10" x 13'8" (4.85m x 4.18m)

Two windows to front, & window to rear, fitted wardrobes, fitted carpet, ceiling light fitting.

BEDROOM 2

13'1" x 10'8" (3.99m x 3.27m)

Double aspect to front & rear, shelved recess, fitted carpet, ceiling light fitting.

BEDROOM 3

11'2" x 9'1" (3.41m x 2.78m)

Window to rear, fitted carpet, ceiling light fitting.

BATHROOM

9'7" x 6'5" (2.93m x 1.96m)

Window to rear, WC, sink & bath with mains shower over, chrome towel radiator, ceramic tile flooring with underfloor electric heating, inset ceiling spotlights.

GARAGE & WORKSHOP

Double wooden doors & personnel door to side, power & light, tap/water source.

OUTSIDE

The property has a substantial area of garden ground to the rear which could be suitable for a variety of purposes with gate access onto Manse Brae. A patio area lies immediately outside the rear door.

NOTES

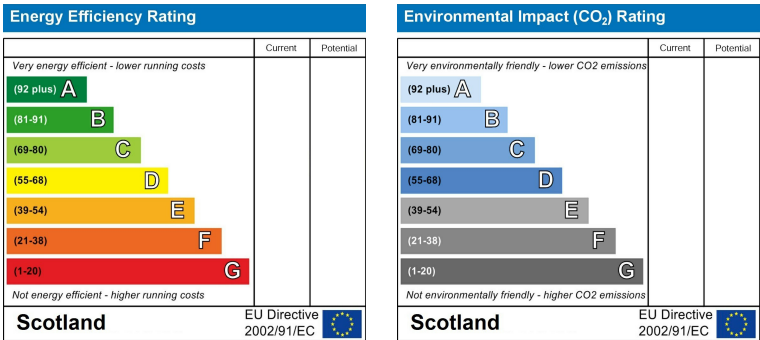
Included in the asking price are all carpets and fitted floor

coverings, all light fittings (the light fitting in the lounge is not included & will be replaced by a pendant) all bathroom fittings, the hood in the kitchen.

Area Map



Energy Efficiency Graph



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