



**Harper
Macleod LLP**
Estate Agents & Solicitors



21 Breich Street, Rothes, AB38 7BT

Offers over £95,000

Traditional mid-terraced two bedroom house situated in the heart of the Speyside village of Rothes. The accommodation comprises on the ground floor: entrance hallway; lounge; dining room/bedroom 2; dining kitchen and on the first floor a double bedroom and shower room. The property further benefits from solid fuel central heating, double glazing, and garden.

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ENTRANCE HALL

uPVC and glazed door; fitted carpet; ceiling light fitting.

LOUNGE

14'7" x 12'1" (4.46m x 3.70m)

Window to front; feature fireplace with solid fuel fire; fitted carpet; ceiling light fitting.

DINING ROOM/BEDROOM 2

8'10" x 7'3" (2.71m x 2.22m)

Window to rear; built-in storage cupboards; fitted carpet; ceiling light fitting.

DINING KITCHEN

12'8" x 8'9" (3.87m x 2.68m)

Window to rear; range of base and wall units; slot-in electric cooker; Bosch washer/dryer; vinyl flooring; ceiling light fitting; door to rear garden.

STAIRCASE AND LANDING

Velux window to front; built-in cloak cupboard; fitted carpet; ceiling light fitting.

BEDROOM 1

14'11" x 9'9" (4.56m x 2.99m)



Window to front; built-in cupboard; wood effect flooring; ceiling light fitting.

SHOWER ROOM

10'2" x 7'5" (3.10m x 2.27m)



Window to rear; sink; WC and shower enclosure with electric shower; vinyl flooring; ceiling light fitting.

OUTSIDE

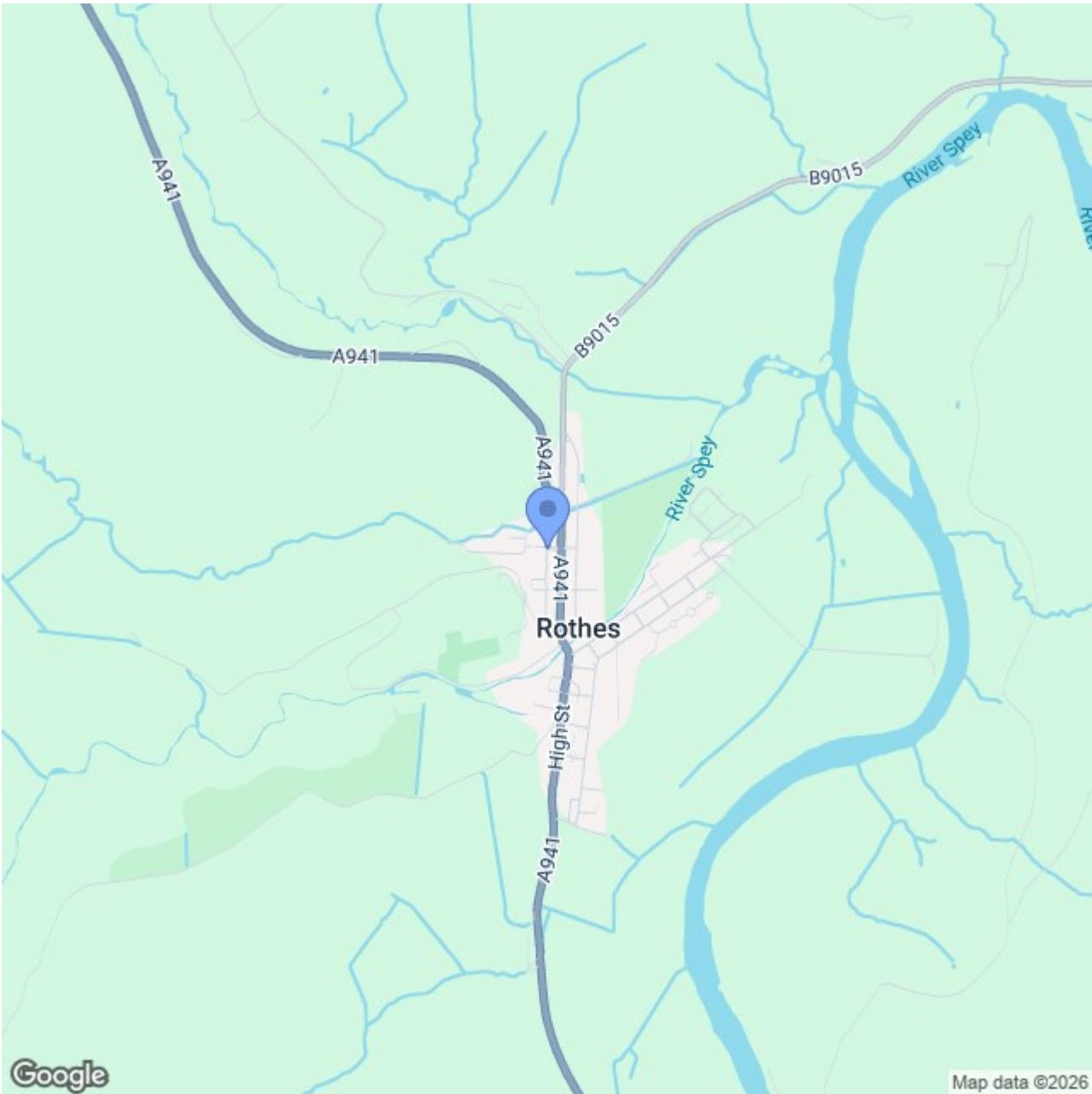
The garden to the rear is terraced and accessed by shared steps with number 22 Breich Street.

With beautiful views across the village to the hills beyond, the garden is a mixture of low maintenance gravel, lawn and mature shrubs and trees. A wooden summer house is situated to the rear of the garden.

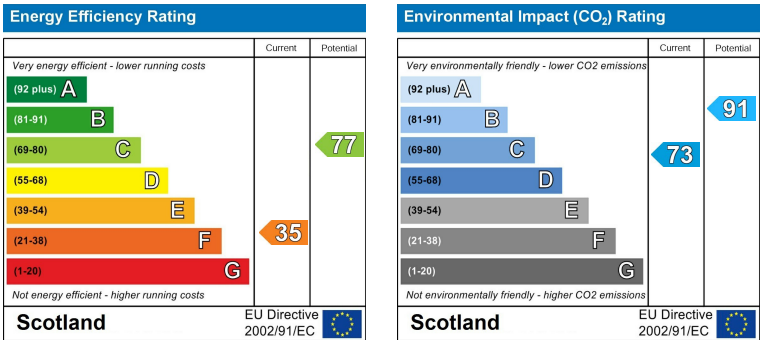
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all shower room fittings; the slot in electric cooker and Bosch washer/dryer in the kitchen and the wooden summerhouse in the garden.

Area Map



Energy Efficiency Graph



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