Harper Macleod LLP
Estate Agents & Solicitors









72 High Street, Aberlour, AB38 7AY

Offers over £120,000

Modern and spacious mid-terraced house located in the heart of the village of Rothes. The accommodation is set over 2 floors and comprises entrance hallway, lounge, kitchen, 3 bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, rear garden and off-street parking.

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ENTRANCE HALLWAY
uPVC & glazed entrance door; vinyl flooring; ceiling light fitting; built-in under stair cupboard houses the fuse box and electric meter.

KITCHEN
10'9" x 10'4" (3.29m x 3.15m)
Window to rear; fitted kitchen; integrated electric hob and cooker hood; built-in electric oven; sink; space for washing machine and fridge freezer; built-in larder cupboard; uPVC glazed door to the rear garden; vinyl flooring; ceiling light fitting.

LOUNGE
21'11" x 10'5" (6.70m x 3.20m)
Dual aspect windows to front and rear; fire place with decorative tiled surround and hearth; fitted carpet; ceiling light fittings.

STAIRCASE AND LANDING
Fitted carpet; ceiling light fitting; built-in storage cupboard; access hatch with Ramsay ladder which leads to a partially floored loft with light fitting.

BEDROOM 1
12'5" x 8'10" (3.80m x 2.70m)
Windows to rear; built-in double wardrobe; fitted carpet; ceiling light fitting.

BEDROOM 2
13'1" x 9'10" (4m x 3m)
Windows to front; built-in double wardrobe; vinyl flooring; ceiling light fitting.

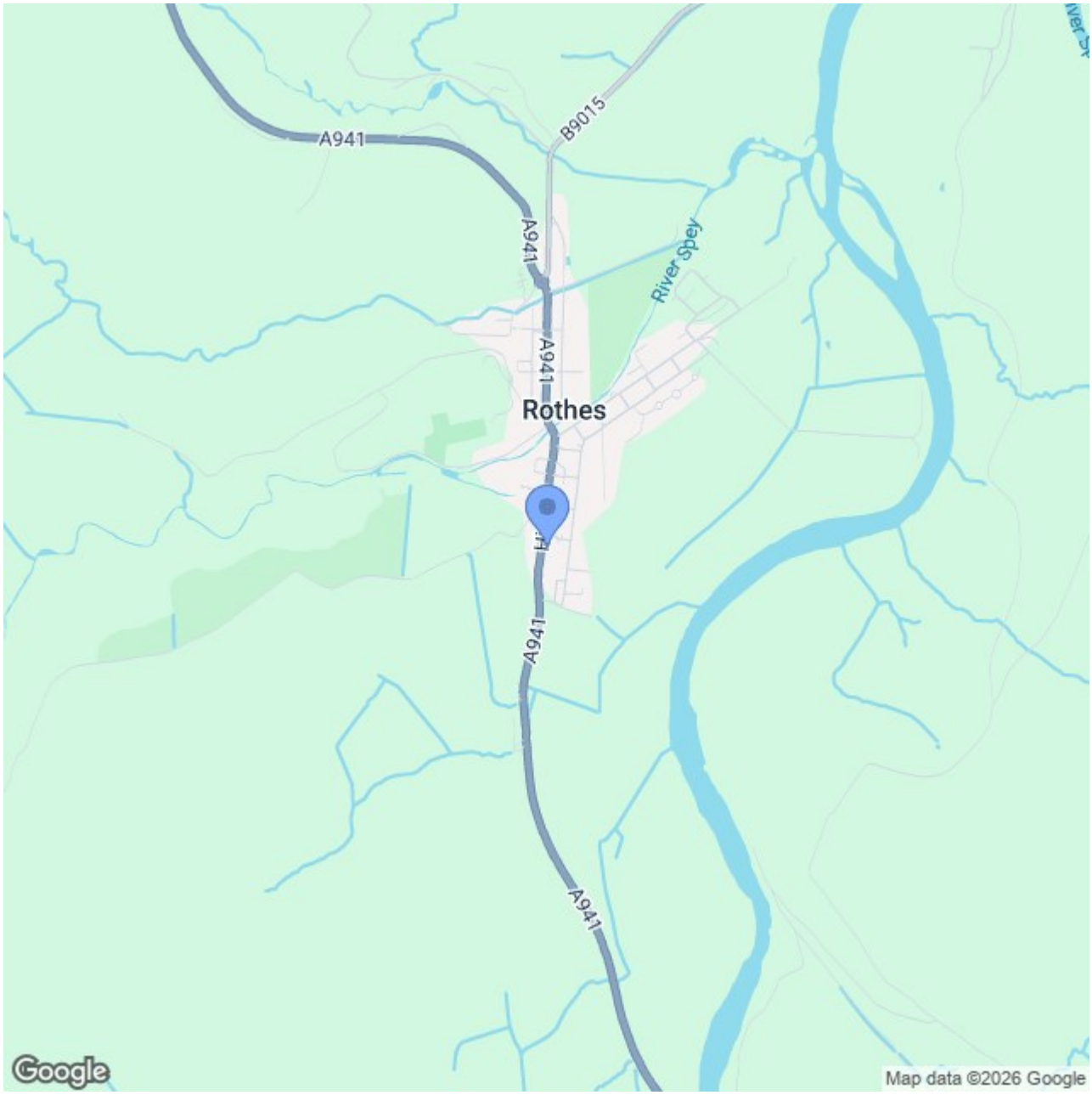
BATHROOM
6'3" x 5'9" (1.93m x 1.77m)
Frosted window to rear; WC and sink; L-shaped bath with mains shower over; vinyl flooring; ceiling light fitting.

BEDROOM 3
7'9" x 7'6" (2.37m x 2.31m)
Windows to front; laminate flooring; ceiling light fitting; built-in storage cupboard houses the gas boiler.

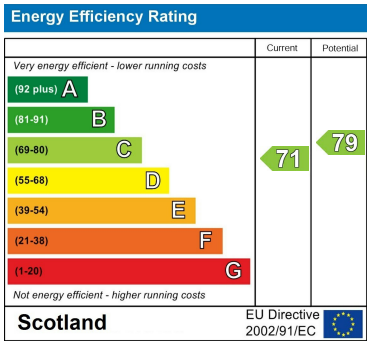
OUTSIDE
The rear garden is laid to lawn with mature shrubs and fruit trees (apple, pear and plum). There is off-street parking for a couple of vehicles and a good-sized garden shed.

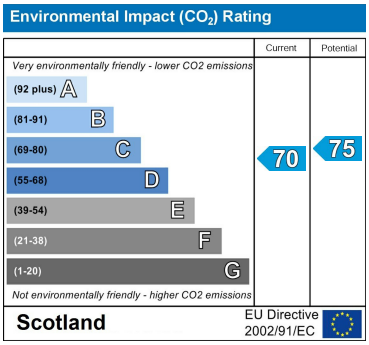
NOTES
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds, curtains and curtain poles; all bathroom fittings; the built-in oven, integrated hob and hood, washing maching machine and fridge freezer in the kitchen and the shed in the garden.

Area Map



Energy Efficiency Graph





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